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THE UNIVERSITY OF HONG KONG

EVALUATION OF HISTORIC BUILDINGS IN HONG KONG

**A DISSERTATION SUBMITTED TO
THE FACULTY OF ARCHITECTURE
IN CANDIDACY FOR THE DEGREE OF
BACHELOR OF SCIENCE IN SURVEYING**

DEPARTMENT OF REAL ESTATE AND CONSTRUCTION

BY

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HONG KONG

APRIL 2008

Declaration

I declare that this dissertation represents my own work, except where due acknowledgment is made, and that it has not been previously included in a thesis, dissertation or report submitted to this University or to any other institution for a degree, diploma or other qualification.

Signed: _____

Name: **TSE Tsz Ming**

Date: 10th April 2008

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Abstract

Conserving built heritage means conserving our memory. In Hong Kong, there are various types of historic buildings, ranging from elegant traditional Chinese ancestral halls and Western residences to functional structures such as waterworks facilities. In order to evaluate their heritage significance and hence set up appropriate conservation policies, publicly agreed evaluation system has to be adopted as these are the cultural assets owned by the community. Therefore this study will investigate the evaluation criteria in the current grading regime adopted by the Antiquities Advisory Board. The aims of this study are to find out if the current grading can represent the interest of the public as well as to compare the views on the evaluation criteria from the perspective of public and members of the Antiquities Advisory Board. In particular, the focus of the public is put on the youth.

Questionnaires are distributed to the youth for them to re-assess the current grading of some graded historic buildings. In addition, the youth and members of the Antiquities Advisory Board are asked to prioritize and weight the current evaluation criteria.

It was found that over half of the youth surveyed assessed grades differently from the current grades assessed to historic buildings. The findings also showed that there are different ranking imposed by the two groups to the evaluation criteria. It was also found that except similar weights are imposed by both the groups on the category of “rarity”, different weights are imposed by the two groups on other categories.

The result of this study implies the necessity to better consult the public for their views towards historic building evaluation so as to make the evaluation process representative enough to reflect public interest. The priority of the youth found out in this study also bears far-reaching policy implication for the Antiquities Advisory Board both

to incorporate the youth's perceptions and to shorten the distance between Antiquities Advisory Board and the public.

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CHAPTER 1

Introduction

Conserving built heritage means conserving our memory. Assessment of built heritage definitely plays an important role in deciding the fate of them. In this chapter, background information which includes the rationale of doing this research will be given. Afterwards, the objectives, hypotheses, methodology as well as the organizational framework will be presented.

1.1 Background information

Built heritage in Hong Kong

The conservation of cultural heritage is a crucial factor in the long-term prosperity of a city. Not only does cultural heritage ensure the diversity and uniqueness of a city, it also helps to strengthen the residents' sense of place and civic pride (Uebergang and Chu, 2002). Built heritage is one of the most important cultural heritages in Hong Kong. Historic buildings are symbols of our cultural identity and continuity which can always give us a sense of wonder. They also carry various kinds of academic and aesthetic value.

The types of historic buildings are varied in Hong Kong, ranging from elegant traditional Chinese ancestral halls and Western residences to functional structures such as waterworks facilities. The architectural styles, selections of sites and building materials as well as types of buildings etc. are all governed by social beliefs, traditions and cultures. However, as Hong Kong is evolving and developing from a fishing village into a very important international finance centre, many valuable historic buildings have been torn

down for new development. Examples are the former General Post Office which was demolished in 1976 for construction of the World-Wide House, the former Repulse Bay Hotel which was demolished in 1982 for construction of a residential project “The Repulse Bay”. They are of significant historic and aesthetic values. A major factor causing this is due to rapid urbanization. For a long time there has been an imbalance between development and heritage conservation, especially for built heritage conservation, with the former over-rides the latter.

Development of heritage conservation in Hong Kong

Despite the slow and inefficient progress in conserving historic buildings, the Hong Kong Government has in fact been recognizing that buildings that preserve significant aspects of previous lifestyles are important, not only for quality of life and for international competitiveness, but also as a key component of tourism. In the 1999 Policy Address, our past Chief Executive of HKSAR, Mr. Tung Chee-Hwa, clearly stated that “it is important to rehabilitate and preserve unique buildings as this not only accords with our objective of sustainable development but also facilitates the retention of the inherent characteristics of different districts, and helps promote tourism. The concept of preserving our heritage should be incorporated into all projects for redeveloping old areas.” In the most recent Policy Address 07-08, the Chief Executive of HKSAR, Mr. Donald Tsang, further pressed on this issue, stressing that “a progressive city treasures its own culture and history along with a living experience unique to the city.” There are in general two means currently adopted by the Government to conserve a historic building.

Statutory mechanism

Heritage conservation was first introduced to Hong Kong in 1976 when the government enacted the *Antiquities and Monuments Ordinance* (Chapter 53 of the Laws

of Hong Kong Special Administrative Region) (hereinafter called “the Ordinance”) with the aims of protecting historical monuments and promoting awareness of heritage values. This provided a statutory mechanism for conserving historic buildings. The Antiquities Authority¹ has the power to declare any place, building, site or structure as a proposed monument under Section 2A(1) of or a monument under Section 3 of the Ordinance. According to Section 3(1) of the Ordinance, if the Antiquities Authority (which is referred to as the Secretary for Home Affairs) considers any building to be of public interest by reason of its historical, archaeological or palaeontological significance, he may, after consultation with the Antiquities Advisory Board (AAB) and with the approval of the Chief Executive, by notice in the Gazette, declare such building to be a monument. Once a building is declared a proposed monument or a monument, any demolition, alterations or disruptions may only take place with permits granted by the Antiquities Authority under section 6 of the Ordinance or by way of exemption under the same provision.

Administrative mechanism

A civil society is not only governed by penal laws, but also by non-legal binding which are commonly recognized social ideas. This is the same in conservation work, while there are legislated rules, sets of popularly recognized guidelines are also necessary and should be followed. While legislation can provide controls to maintain consistency and quality in conservation, non-legal binding guidelines set the moral ground upon which the attitudes towards different historic buildings can be distinguished. These administrative decisions should be respected by both the society and the government bodies. In Hong Kong, one of the important guidelines is the gradings of historic

¹ According to Section 2 of the Ordinance, “Antiquities Authority” means the Secretary for Development.

buildings adopted by the Antiquities and Monument Office. This mechanism is a 3-tier grading system which assigns various grades to potential monuments based on their heritage values. The grading is decided by members in the Antiquities Advisory Board. The grade not only represents the level of heritage significance of a historic building, but also gives internal guideline on the level of protection. This is done by sending the list of graded buildings to all relevant Government departments, such as the planning department, which are asked to alert the Antiquities and Monument Office if there is any proposal threatening the existence of historical buildings (Chui and Tsoi 2003). This way can the Antiquities and Monument Office has prior notice of which graded buildings will be under threat and react to it, e.g. declare the building as a monument.

Although the definitions of gradings are internal guidelines adopted by the Antiquities Advisory Board and the Antiquities and Monuments Office for the preservation of historic buildings, its implication and influence have been far more than within the Antiquities and Monuments Office. The grading regime of the Antiquities Advisory Board not only is the most widely accepted means to determine the level of significance of historic buildings, the gradings have been also becoming important sources for the society to make reference to with respect to a particular historic building. A recent example is after declaration of the Queen's Pier as a Grade I building, the debate on the fate of the Queen's Pier became hotter. Some people took this heritage status as a main backup for keeping the Pier, while some are criticizing on the validity of the grading decision (e.g. Pang 2007, Heron 2007, Lau 2007, Yung 2007 etc.). In view of the hot debate, the Government kept explaining the difference between Grade I building and Declared Monument, emphasizing Grade I building does not mean legal protection (e.g. Pang 2007, Information Services Department 2007, Chiang 2007 etc.). Yet such acts instead show that the public has put forward certain expectation to the way of conserving

a building by the Government with respect to a particular grading, though it is an administrative guideline. Therefore when it comes to the issue of evaluating historic buildings, it would be most worthy to look at the current grading regime of the Antiquities Advisory Board.

Grading Regime of the Antiquities Advisory Board

The Antiquities Advisory Board is a statutory body set up to advise the Antiquities Authority on any matters relating to antiquities and monuments. It consists of experts in various relevant fields, including experts in conservation, architecture, education, legal field, engineering, town planning, real estate etc. The purpose of including experts from diverse backgrounds is to enable the matters are being discussed from a wide perspective. Their duties are mainly to give advice to the Antiquities Authority on determining whether a building is listed as a monument or to assess the level of significance of historic buildings and give them respective grades, which indicating how significance the buildings are and what level of protection should be given to the buildings. In assessing the grading of a building, the members of the Antiquities Advisory Board are usually given a set of information about the building, the information describes the history, architectural style, or any thing thought to be significant to the building. They would also conduct site visit as the real object is usually quite different when looking it in photos. Then they will discuss their views on the significance of the building in meetings and finally reach a consensus of what grade should be given to that building. The decision usually comes with consensus and there is no voting in the decision process. However,

the details of what criteria they used to grade a building are still not transparent to the public. Nonetheless, this is the case before grading the Queen's Pier in 2007².

As the public awareness to historic building conservation increases drastically after the demolition of Star Ferry Pier, when it came to discuss the importance of the Queen's Pier, the public was highly concerned in the issue. Therefore the Antiquities Advisory Board attempted to make the grading process more transparent. The meetings of the Board allow public hearing. Moreover, the Board has also drawn up criteria and instructions for evaluation of historic buildings, in which "collective memory" is introduced as a social value affecting the significance of the buildings. Details of the criteria and their explanations can refer to *Appendix A* and *Appendix B* respectively.

Public awareness and participation

Built heritage conservation has long neither been considered important by the public nor has fuelled public debate and participation. Though many important historic buildings have been demolished, there were not many opposing opinions from the public. Efforts and advocacy are traditionally arisen from local green groups who fought for the protection of Hong Kong's historical and natural environment. Nevertheless, this phenomenon lasted until late 2006 when the issue of demolition of the old Star Ferry Pier aroused the community awareness on conservation of heritage in Hong Kong. Since then, there has been a dramatic increase in the public awareness of the cost of losing the past. Many discussions were provoked from both the public and the media on the issue of the Queen's Pier, King Yin Lane, Central Police Station Compound, etc. The whole community has a growing desire to strengthen Hong Kong's unique character and identity.

² The information of the decision processes is obtained from interviewing with a member of the Antiquities Advisory Board

As the public becomes more concern on preserving historic buildings, there is also an increasing desire for the public to participate in the conservation work. Opinions and views from the community become a factor that the Government cannot omit in making conservation decisions. A newspaper report in October 2007 quoted a survey on the development of heritage conservation in Hong Kong conducted by the University of Southern Queensland in October 2007 that over 60% of people polled said the consultation on district level by the Government was inadequate or very inadequate (South China Morning Post 2007c). This means that there are differences on the expectation between the Government and the community on conservation matters. It is the fact that in recent years the public is not satisfy with the decisions the Government made on built heritage. “The government failed to accede to public opinion. Monuments are part of the heritage of a country or community; they belong to all of us. We all have a right to ask the government to preserve a particular historical site.” (Chan 2007) Hence it would be important whether a conservation decision is representing the views of the community.

As mentioned above, the Antiquities Advisory Board has in fact started to incorporate public ideas into the grading decision making process by introducing the element of “collective memory” in the grading decision criteria. This act has proven the trend of representing public interest in the grading regime. However, it would be meaningless if the members of the Antiquities Advisory Board do not regard such criteria important. The final grading still cannot represent the public interest. It is questioned that if there are any priority in terms of significance or they are weighted in the same priority. It is further questioned that can the current grade therefore resulted represent the public. Furthermore, within the public community, the youth is considered to be the future of the society. The group which is most affected by today’s decisions and actions, both short

term and long term, is the youth. They will be important actors in the community (Driskell 2002). In the future, they will be the one to decide the fate of a building. Hence it is much more crucial that the mindset and the attitude of the youth can be represented in the decision of significance of a building.

1.2 Research Questions

Considering the concern of youth representation in evaluation of historic buildings, several questions will be addressed in this research:

1. Whether the present grading regime of the Antiquities Advisory Board can represent the interest of youth
2. Whether the perception from members of the Antiquities Advisory Board towards historic buildings evaluation is also the same with that of the youth

1.3 Objectives

The purpose of this study is to investigate whether the interest of the youth has been represented in the current grading mechanism. Another purpose is to investigate the views of the youth and the members of the Antiquities Advisory Board towards the criteria in evaluating the significance of historic buildings. The objectives are summarized below:

1. To examine the relative importance of criteria determining the grading of historic buildings from the perspectives of the youth and members of the Antiquities Advisory Board

2. To compare and contrast the views of youth and members of the Antiquities Advisory Board in the decision making of the grading regime
3. To explain the priority patterns and weights of evaluation categories and criteria given by the youth and members of the Antiquities Advisory Board
4. To make recommendations for better public representation in the grading regime

1.4 Significance of the study

Built heritage belongs to the community, the people living in that place. The way to deal with them should accord to the will of the citizen. In particular, Chawla (2002) indicated that the importance of youth has been recognized in Agenda 21 from the United Nations Conference on Environment and Development in 1992, which stated that for successful sustainable development, the youth must be involved as a major group. Therefore, to sustain the built heritage, in long term, the opinions of youth would be an important issue that cannot be omitted. The 3-tier grading mechanism in Hong Kong, although is an administrative measure without legal force, allows the Antiquities and Monuments Office has early notice of proposals which would threaten graded buildings as all relevant Government departments are required to alert such proposals to the Antiquities and Monuments Office. More important is that the grading defines the level of protection towards a historic building, which in turn determines the fate of the building to a certain extent. Therefore if the grade of a building is not representing the views of the youth, or what the youth thinks is not agreeing to the result generated by the grading system, the consequence would be making a built heritage which is important to the youth, the future host of our society, disappears. The results of the research can also render

policy makers understand more fully the needs of the community and hence formulate better policies and decisions which sustain the development of the society (Driskell 2002).

1.5 Organizational framework

This study comprises of five chapters. Chapter One introduces the background, significance of the research, objective and the structure of the dissertation. Chapter Two is a review of literatures on the general concept of conservation, factors that are taken into account in conserving a historic building; the importance of public, as well as the youth opinions in conserving built heritage. Chapter Three is the hypotheses and methodology of the study. The results and the analysis of the research will be presented and the hypotheses will be evaluated in Chapter Four. Recommendations to the current grading regime will also be made. Chapter Five is the conclusion, limitation of study as well as future research areas.

CHAPTER 2

Literature Review

2.1 Definition of Conservation

There are a number of definitions given by different people or organizations on the term “conservation”. According to the *Burra Charter*, conservation means all the processes of looking after a place so as to retain its cultural significance. A place may refer to memorials, trees, gardens, parks, places of historical events, urban areas, towns, industrial places, archaeological sites or spiritual and religious places, while cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. It may change as a result of the continuing history of the place (Australia ICOMOS 1999). For the processes of conservation, McDougall and Pettman (2000) stated that they include preservation, restoration, reconstruction, maintenance and adaptation.

Preservation is defined by Australia ICOMOS the *Burra Charter* as to maintain the fabric of a place in its existing state and retarding deterioration (Australia ICOMOS 1999). It is further elaborated by of the National Park Service (2008a) of the U.S. Department of Interior that it refers to work focusing on the ongoing maintenance and repair, but not extensive replacement and new construction of historic features.

Restoration is to return the existing fabric of a place to a known earlier state (Australia ICOMOS 1999). The state is known as the restoration period. The process is to remove features from other periods and reassemble missing features from the restoration period (National Park Service 2008b).

Reconstruction differs from restoration that it involves introduction of new material in order to return the existing fabric of a place to a known earlier state (Australia ICOMOS 1999). To be more specific, it is to depict the form, features, and detailing of a non-surviving building so as to replicate the appearance at the earlier state (National Park Service 2008c).

Maintenance is the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair, which involves restoration or reconstruction (Australia ICOMOS 1999).

While for adaptation, it is defined as to modify a place to fit with the existing use or a proposed use. It is added that although there are alterations, portions or features which convey its historical, cultural, or architectural values should be preserved at the same time (National Park Service 2008d).

Maintenance is an important part of conservation among the 5 processes. The *Burra Charter* defines maintenance as the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair, which involves restoration or reconstruction (Australia ICOMOS 1999).

One may make confusion about “conservation” and “preservation”. Although in semantics they do not have real differences, conservation has been rather arbitrarily re-defined for application to the built environment so that it allows for more change than does preservation (Dobby 1978). Preservation is also distinguished from conservation in the way that preservation is only one of the processes to conserve heritage. Preservation does not imply changes to a particular artifact or area except minimum repair and maintenance while conservation can cover all circumstances from absolute retention to demolition, for sometimes demolition is necessary for the benefit of an overall conservation project (Dobby 1978).

In the United Kingdom, the Planning Policy Guidance Note 15: *Planning and the Historic Environment* states the guidance for conservation planning. Hobson (2004) summarized the document which “sees conservation as:

- contributing to environmental sustainability;
- helping to maintain relics’ physical presence and visual appearance;
- having a didactic role in education and understanding the past;
- contributing to the cultural significance of places’ identity and distinctiveness;
- helping to provide orientation and familiarity in the environment; and
- having leisure and recreation uses.”

(Hobson 2004, p.8)

Hobson (2004) also added that although the above justifications are appropriate, the question of whether they are of equal importance and not in conflict with each other in realization have to be addressed.

2.2 What is Heritage?

Heritage is one of the components in people’s identity. All heritages are concerned with someone’s identity. Therefore “‘heritage is whatever people want to conserve, preserve, protect or collect’ usually with a view to passing it on to others’ (Ashworth and Howard 1999, p.11). UNESCO (1972) defines heritage to be divided into cultural and natural heritage. Cultural heritage refers to monuments, group of buildings and sites while natural heritage includes natural features, geological and physiographical formations and natural sites.

Ashworth and Howard (1999) divided heritage into more specific categories. Heritage can be divided, though there are lots of cross entries, into seven categories, namely nature, landscape, monuments, artifacts, activities, people and sites. These categories not only include tangible assets, but also intangible assets which are not included in the Convention of UNESCO in 1972. UNESCO has only defined intangible cultural heritage since 2003. It includes oral traditions and expressions, performing arts, social practices, rituals and festive events, knowledge and practices concerning nature and the universe and traditional craftsmanship.

This dissertation will concentrate on built heritage, which is a tangible cultural heritage and falls into the category of monuments. Built heritage is an important part of monuments. It can mean “a building which has been selected as heritage” (Ashworth and Howard 1999, p.13). Historic buildings are symbols of cultural identity and continuity which can always give people a sense of wonder (Antiquities and Monuments Office 2005).

In Hong Kong, historic buildings range from elegant traditional Chinese ancestral halls and Western residences to functional structures such as waterworks facilities. The architectural styles, selections of sites and building materials as well as types of buildings to be constructed etc. are all governed by social beliefs, traditions, ideas and cultures (Antiquities and Monuments Office 2005).

2.3 Why conserve?

Places of cultural significance enrich people's lives, providing a deep and inspirational sense of connection to community and landscape, to the past and to lived

experiences. They are historical records that are important as tangible expressions of a place's identity and experience. Places of cultural significance reflect the diversity and history of communities. They are irreplaceable and precious and therefore should be conserved (Australia ICOMOS 1999).

Stipe (1972) gave a more detailed explanation to why built heritage have to be conserved. First, they are physically link us to our past that they show how we are differ from others of our species. Second, they create expectations and anticipations that are important parts of our daily lives. Third, they can maintain difference and uniqueness in this age of increasing cultural homogeneity. Forth, conservation of them is an outgrowth of our respect for the past. Fifth, they possess intrinsic value as art. Conserving them is as important as preserving artistic heritage. Sixth, they can beautify our cities and countryside and if replacing them, it would be inhuman and grotesque. Last but the most important, conservation can serve an important human and social purpose in our society.

Despite the significant messages a place carries, there are criticisms towards conserving a place on the grounds of progress, economic reason and social justice. Some may argue that conservation interfere in inevitable change as history processes. If the scope of conservation in the past was the same as what it now is, resistance to redevelopment would deprived the present of many historic buildings we see as important today. Conservation also inhibits the progress and change of whole areas which are essential to modern life. Conserving buildings of insufficient design or of little economic use would prevent the improvement of the environment, which may render ordinary people continue to work in unsuitable conditions. Moreover, redevelopment schemes in the name of conservation displace existing residents to a greater extent than those without conservation because of the prohibitive improvement costs rising from conservation.

Conservation is also criticized as the action of a minority imposed on a weaker majority at the latter's cost (Dobby 1978). Generally,

Nevertheless, conservation can exist simultaneously with growth of a society. Dobby (1978) counter-argued that the idea of preservation and progress were actually derived from the same era – the Renaissance. The conservation of physical environment is also not related to the retention of the communities in them. The argument of the cost of a weaker majority being imposed by conservation action of a minority is also less arguable as there is growing number of people supporting conservation and it is only a matter of time before the majority would support the idea, against the private interest of the few. Nowadays this prediction comes true that a majority of people and governments in the world are aware of the importance and necessity of conservation.

Another strong argument would be when saying conservation is of little economic use and it is common that people may think conservation and development are always contracting each other. There are already evidences that historic conservation can actually bring economic benefits to the society. According to a study in economic impacts of historic preservation in Florida conducted by the Florida Department of State Division of Historical Resources (2002), jobs opportunities were created from historic preservation activities. Substantial contribution to tax collections for state and local government was also generated from spending on the related activities. Billions of dollars were spent by visitors when visiting historic sites. Moreover, historic preservation helps to maintain residential property values. Although this is only a study in Florida and does not imply that the benefits are also applicable in other places, this has already justified the fact that conservation is not mutually exclusive, but can have positive effects, both directly and indirectly, to economic development of a place. Rypkema (1992) also justified that by demolishing all historic buildings and replacing them with derivative architectural

eunuchs, it will homogenize a city and will sacrifice the economic premium sought by both local community and investors.

2.4 Processes in Conservation

Realizing the importance of conservation alone is not enough, actions have to be taken to bring this idea into practice. There are two major issues in heritage conservation: 1. what to conserve and 2. how to conserve (Price 2007). To address these two issues in a more systematic way and in turn make conservation decisions better, a conservation plan is used to deal with conservation matters. “A conservation plan is a document which sets out what is significant in a place and, consequently, what policies are appropriate to enable that significance to be retained in its future use and development” (Kerr 2000, p. 1). According to Kerr (2000), formulating a conservation plan involves two stages. First, by understanding the heritage place can the issue of what to conserve be addressed. Second, by forming the conservation policy and implementing it can the issue of how to conserve be addressed. The following will introduce the two stages accordingly.

Stage 1 Understanding the heritage place

To understand a heritage place, the first step is to gather and examine documentary and physical evidence. They are used to help familiar with the place and are complementing each other. The documentary evidences can be reports, photographs or even oral information while physical evidence refers to the fabric of a building. Then, the evidences are coordinated and analyzed. Afterwards, we have to assess and state the Statement of Significance of the place. Each place would be assigned a particular level of

significance like “exceptional significance” or “little significance”. After recognizing the significance, we can decide whether or not to carry out conservation of the place.

Stage 2 Conservation plan and its implementation

After we have decided to conserve a place, the next step is to develop a conservation policy to guide the future care and development of the heritage place. To start with, four aspects have to be considered. They are physical condition such as degree of deterioration and loss of fabric, statutory requirements such as ordinances and planning controls, requirement for retention of significance as well as the feasibility of usage. Therefore, a conservation policy has to be formulated with the need to retain or reveal significance of the place, to identify its feasible and compatible uses, to meet statutory requirements, to work within procurable resources and to anticipate opportunities and needs. Finally the conservation policy is stated and strategies and options for implementation are evolved to form a concept proposal.

2.5 Assessment of the significance of historic buildings

The levels and ways of conservation are highly depended on how worth a building is. If the building does not possess any significant, there is even no need to formulate any conservation plan. Hence, assessing the significance of a historic building is a critical part in deciding its future. In the conservation plan, the Statement of Significance is usually used in the assessment. With reference to Historic Places Initiative (2006), the Statement of Significance consists of description of the place as well as identification of cultural heritage values and character-defining elements which comprise the heritage value of the place. The Statement of Significance explains its heritage value, provides guidance to

stakeholders of what features should be protected and gives guidance on preparing a conservation plan (Historic Places Initiative 2006).

Heritage value is closely related to the significance of a historic building. Australia ICOMOS (1999) stated that the cultural significance has the same meaning with cultural heritage value and historic significance. Indeed, the purpose of identifying heritage value is to convey the heritage significance of a historic building in a clear and easily understood manner to a broad audience (Historic Places Initiative 2006). Australia ICOMOS (1999) shares the same view with Historic Places Initiative (2006) that heritage value is embodied in the place itself, fabric, setting, use, cultural associations, meanings or records that together comprise the character defining elements. According to Australia ICOMOS (1999), heritage value can mean aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Historic Places Initiative (2006) added that educational and cultural values are also embedded in heritage value. Feilden and Jokilehto (1998) divided heritage values into two general categories, which are cultural values and contemporary socio-economic values. Cultural values include identity value, relative artistic or technical value and rarity value, while contemporary socio-economic values include economic value, functional value, educational value, social value and political value respectively (Feilden and Jokilehto 1998).

In evaluating the significance of a historic building, therefore, contemporary evaluation methodology would base on a series of heritage values and assess their level of significance so as to determine how significant the historic building is. Different bodies would adopt different values they think are appropriate to be the criteria of evaluating a building. Leading countries in heritage conservation like Australia and British have long adopted this kind of value-centered assessment in their evaluation of built heritage.

Harold Kalman, a Canada-based heritage planner, has also formulated an evaluation system using the value-centered approach which is described in his book *The Evaluation of Historic Buildings* (1979). This system forms the basis of the assessment methodology of historic buildings in both Vancouver and Hong Kong. Before examining his methodology and hence the Hong Kong methodology, the system adopted in the United Kingdom will be reviewed first.

2.6 A Foreign Example: Grading System in the United Kingdom

The conservation frameworks and policies in the United Kingdom are widely recognized as well-developed. Many literatures (e.g. Ahmad 1995, Hopkinson 2002, Chi and Tsoi 2003,) or newspaper articles (e.g. Eu 2007, Ng 2007, Sing Pao 2007) have made references to the rich conservation experiences in the United Kingdom.

Buildings to be listed

In order to protect buildings with historic or architectural importance, the Secretary of State for Culture, Media and Sport has compiled lists of buildings under the *Planning (Listed Buildings and Conservation Areas) Act 1990*, on advice from English Heritage. The listed buildings are classified into three grades according to their heritage significance (English Heritage 2007b). For a building to be selected as a listed building, it has to fulfill the principle of selection. The main principle is that the chance of being listed increases with the age and rarity of a building. There are concrete descriptions on the relationship of listing and age defined by English Heritage. All buildings built before 1700 and most between 1700 and 1840 are listed. The criteria become tighter after that period. Post-1945 buildings to be listed have to be of exceptionally important while

buildings less than 30 years old are rarely listed, except their qualities are outstanding and are of threat (English Heritage 2007b). Similar definitions are also given in Hong Kong. Section 2 of the *Antiquities and Monuments Ordinance* defines “antiquity” as buildings before the year of 1800. The Antiquities and Monuments Office defines the age of a building to be graded should be above 30 years old or built in or prior to 1970, unless having exceptional quality and significance (Antiquities Advisory Board 2007).

The Grading System

In United Kingdom, buildings listed are then divided into three grades (Grade I, Grade II*, Grade II) as not all buildings are of equal worth. According to the definition of English Heritage (2007b), Grade I buildings are of exceptional interest. Grade II* are particularly important buildings of more than special interest while Grade II are of special interest, every effort is warranted to preserve them. Yet Suddards (1982) explained that the every effort stated in Grade II definition is not a statutory qualification. Suddards (1982) also stated that having interiors of considerable significance is not necessary to qualify a building for Grade I, but it can be a criterion for listing as Grade II*. Mynors (1995) further clarified that buildings listed as Grade II* are not only because of their interiors, or the interiors of buildings of Grade II are not listed. The division of grading is similar to that of Hong Kong, yet the main difference is that the graded buildings in the U.K. are under statutory protection. Any works for the demolition, alteration or extension of a listed building no matter what grade it is, a Listed Building Consent has to be obtained from the local planning authority so as to prevent the historic or architectural value being affected (Ahmad 1995). In Hong Kong, the grading of historic buildings is only an administrative measure and its effect is definitely lower.

Decision criteria in U.K.

The principal factors of deciding the grading of historic buildings in U.K. are mainly according to architectural interest, historic interest, close historical associations with nationally important people or events and group value (English heritage 2007b). The full text of the definition can be seen in *Appendix C*. These criteria and their explanations are rather vague and unclear when compared to those adopted by the Antiquities Advisory Board (for full set of criteria, please refer to *Appendix A*). Yet the U.K. Government has long realized this problem since 2005. Specifically towards the evaluation criteria, the U.K. Government has launched public consultation and incorporating public views is regarded as an important reform in the heritage protection system in U.K. (Department for Culture, Media and Sport 2005). On the other hand, the Hong Kong Government has done little with the public opinions towards how to evaluate a historic building. Information about the grading system has only opened to public since 2007.

2.7 Evaluation Framework of Harold Kalman

As the historic grading form of Antiquities and Monuments Office of Hong Kong have made reference to the rating method developed by Harold Kalman, it would be useful to first review his method.

According to Kalman (1980), there are five basic criteria in his framework being assessed: 1.) Architecture 2.) History 3.) Environment 4.) Usability and 5.) Integrity. Every criterion consists of sub-criteria, which are shown in Table 1 below:

Table 2.1: Evaluation criteria and sub-criteria in Kalman's evaluation framework

Basic Criteria	Sub-Criteria
1.) Architecture	Style
	Construction
	Age
	Architect
	Design
	Interior
2.) History	Person
	Event
	Context
3.) Environment	Continuity
	Setting
	Landmark
4.) Usability	Compatibility
	Adaptability
	Public
	Services
	Cost
5.) Integrity	Site
	Alterations
	Condition

(Source: Kalman 1980, p.26)

Further criteria can be added whenever appropriate. In order to make the system more flexible, a two-sheet system is introduced. The first one is verbal grading which is objective and should not be changed. The second one is numerical grading which is arbitrary and may be altered at will. When the verbal grading is done, the numerical grading is followed by allocating appropriate point to the respective verbal grade indicated in every criterion. The total score will determine the level of significance of a historic building.

To make the evaluation to be more objective, information about the history, status, condition, character and context of the building is compiled as thorough and accurate as possible before surveyors make the verbal grading assessment. The grading can be excellent, very good, good or fair/ poor, they are assessed in accordance to the definition and explanation of every criterion.

Next, the surveyors have to translate the grading to the respective score. This process is a bit complicated. First, an arbitrary maximum score, say 100, is chosen. Then each of the five basic criteria would be given a share of the maximum score. This is actually a means of allocating priority to different criteria. The proportion of the score is assigned by their relative importance in the assessment. In Kalman's evaluation framework, the maximum score is assigned as below:

1.) Architecture	35
2.) History	25
3.) Environment	10
4.) Usability	15
5.) Integrity	15

(Source: Kalman 1980, p.26)

The maximum score assigned to each basic criterion will then be allocated to every of its detailed sub-criteria. As long as the sum of the actual assessed scores does not exceed the maximum score set aside to the basic criterion, it is allowed for the sum of the assigned scores to the sub-criteria to be worth more than the maximum score. To say this more clearly, the criterion of “Environment” is taken as example:

Environment		(Maximum 10)		
Continuity	10	5	2	0
Setting	5	2	1	0
Landmark	10	5	2	0

(Source: Kalman 1980, p.26)

From the above, continuity, setting and landmark has together worth more (maximum 25) than the maximum 10, this is acceptable as long as their actual sum of scores does not exceed 10.

When assigning points to each grading level, “excellent” should worth more points than “very good” and so on. A geometric progression like the above example (continuity: 10-5-2-0) can be used rather than the common arithmetic progression like (20-15-10-5-0).

Finally, the total score of the building determined can be placed in one of a series of groups of significance. The following shows the number of points with their corresponding significance:

<i>Points</i>	<i>Group</i>	<i>Description</i>
75 – 100	A	Of major significance
50 – 74	B	Of importance
25- 49	C	Of value as part of environment
0 – 24	D	Of no importance

(Source: Kalman 1980, p.29)

In this way Kalman's evaluation framework can assess the significance of a building. Then, corresponding conservation plan and conservation policies can be drawn up.

2.8 The historic building evaluation framework in Hong Kong

In Hong Kong, the evaluation of the significance of historic buildings is done by the Antiquities Advisory Board of Antiquities and Monuments Office (AMO). It is a statutory body and is formed under Section 17 of *the Antiquities and Monuments Ordinance*. Its duty is to advise the Antiquities Authority (AA) on antiquity and monument-related matters. It consists of members with expertise in various relevant fields.

The level of significance of a historic building in Hong Kong is expressed in terms of either declaration into Monument and Proposed Monument or classification into Grade I Building, Grade II Building, Grade III Building and Not to be graded. Declaration of Monuments and Proposed Monuments are the major means of conserving important built heritage under the legal framework. Nevertheless, according to a paper submitted by the Home Affairs Bureau to the Legislative Council Panel on Home Affairs dated 1 June 2007, the administration stated that there were only 63 historic buildings have been declared as monuments as at 1 June 2007. In September 2007, King Yin Lei has been listed as the only proposed monument. Those all are pre-war buildings. Using the present declared monuments as a yardstick, the threshold of historical significance to qualify a building to be declared as Monuments is very high (Home Affairs Bureau 2007). From the above statement, it can be seen that the historic value of a building is put as a dominant determinant in deciding the declaration. Under such a statutory framework, historic buildings which are significance in other heritage values but their historic values

cannot reach the threshold to be Monuments cannot be conserved under the statutory framework.

Therefore, apart from the statutory framework, there is also an administrative framework to classify historic buildings into three-tier grades. Although the graded buildings have no statutory standing, they are served as internal reference for government departments to take appropriate policies in order to better conserve the buildings.

According to the Legco paper, the grading system was explained as follows:

“The aim of the grading is to identify and compare the heritage value of historical buildings and to facilitate AMO’s consideration on whether and how a particular building should be preserved and on whether the historical, archaeological or palaeontological significance of any particular building has crossed the threshold to justify the AA’s consideration to declare it as a monument” (Home Affairs Bureau 2007, p.3)

From the explanation, it implied that the grading regime grades buildings which have potential to be declared as Monuments or at least, to be conserved to a certain extent. It should be noted that graded buildings not only include those which do not cross the threshold to be a Monument, but also those which are eligible to be a Monument yet still not be considered to be declared. Hence, the grading regime has a direct influence on the fate of historic buildings. Although “Grade I historical buildings are not necessarily significant enough to be declared a monument” and there is “no automatic linkage between graded buildings and monuments” (Home Affairs Bureau 2007, p.4), as different grades have been assigned different levels of significance, which grading a building is assessed can actually affect the planning of corresponding conservation policies on the building. The definition of the significance of the three grades is:

Grade I Buildings of outstanding merit, which every effort should be made to preserve if possible.

Grade II Buildings of special merit; efforts should be made to selectively preserve.

Grade III Buildings of some merit, but not yet qualified for consideration as possible monuments. These are to be recorded and used as a pool for future selection.

(Source: Antiquities and Monuments Office Website [assessed 10 December 2007])

For buildings not satisfying the criteria to be graded, they are recorded as “Not to be graded”.

2.9 Assessment of grading

The grade of a building is to be assessed using a Historic Building Grading Form. The content of the Form can be viewed in the Discussion Paper Annex F of the meeting on “Grading of Queen’s Pier, Hong Kong” (Antiquities Advisory Board 2007). The Form is designed by the Antiquities Advisory Board and has made reference to the evaluation framework of Harold Kalman reviewed in the previous section. The Form³ is further modified in order to suit the situation of Hong Kong (Antiquities Advisory Board 2007).

In the Form, there are six basic criteria for evaluation. These include 1.) Historical Interest 2.) Architectural Merit 3.) Group Value 4.) Social Value and Local Interest 5.) Authenticity and 6.) Rarity. These basic criteria differ from those of Kalman (1980) in the way that “Environment”, “Usability” and “Integrity” are not included in the Form while “Group Value”, “Social Value and Local Interest”, “Authenticity” as well as

³ For a full-set of the Official Form and the explanation of the evaluation criteria, readers can refer to *Appendix A* and *Appendix B* respectively.

Rarity” are added to it. Similar to Kalman (1980), each criterion also consists of various detailed sub-criteria to assist in evaluation. They are listed as follows:

Table 2.2: Evaluation criteria and sub-criteria in AAB’s evaluation framework

1.) Historical Interest	Associated with historical event(s), phase(s) or activity(ies)
	Associated with historic figure(s)
	Importance in the historical development of Hong Kong
	Age of the building
2.) Architectural Merit	Style - as an example of an architectural style
	Function - as an example of a building type
	Construction - design, decoration, construction materials, technology and craftsmanship
	Aesthetic Value - The building’s external appearance contributes to visual quality of its vicinity
3.) Group Value	Importance in a building cluster of harmonious architectural design and style of Hong Kong or an integral component of an historical complex
	Importance in a building cluster showing common cultural value(s) or historical development of Hong Kong
4.) Social Value and Local Interest	Importance as a symbolic or visual landmark recognized by the community
	Importance in depicting “cultural identity” and/ or perpetuating “collective memory” of the community
5.) Authenticity	Alterations to the building that adversely affect/ enhance its historical significance and architectural integrity

	Modification to the cultural setting and the associated cultural landscapes
6.) Rarity	<p>Being rare due to the</p> <ul style="list-style-type: none"> a) historical interest; and/or b) architectural merit; and/or c) group value; and/or d) social value & local interest; and/or e) authenticity of the building

(Source: Antiquities Advisory Board 2007, p.1-4)

There are four different levels of verbal grades for every criterion. A complete set of details of assessing the verbal grades has been attached in the Appendix. However, although there are detailed explanations on every criterion, unlike Kalman's one, the Form does not include a weighting for each criterion. There are only instruction that the verbal grades can be translated into numbers ranking from 1 (lowest importance) to 4 (highest importance), nonetheless, there are no indication for the relative importance of the criteria. There are also no information between the total score and the respective grade. Mason (2006) stressed that the principle of accounting for all the heritage values does not suggest all values should be treated equally or be afforded the same priority in decision making. Hence, a question rises, in Hong Kong's situation, do the members of the Antiquities Advisory Board look at every criterion with equal importance or with relative importance? This can definitely affect the final grade of a historic building.

2.10 Evaluation Criteria in Grading a Building

Historic Interest

A building having historic interest means that it can connect the present to past people, events and aspects of life (English Heritage 2007b). The Guideline of Cultural Significance of the *Burra Charter* defines it as inclusion of history of aesthetics, science and society (Australia ICOMOS 1988).

When a building has influenced or has been influenced by historic figures, events or activities (Australia ICOMOS 1999), or the original purpose of the building can make contribution to the historic interest of the building (English Heritage 2007b). The historic value generally is higher when evidences of such association of events are substantially more intact or the original purpose is still being served, though sometimes when the events illustrated are very important, the value still remains high regardless of the completeness of evidence or whether the site is abandoned.

In the explanatory notes of the Antiquities Advisory Board, age is also a determinant of historic interest. A building should be above 30 years old and should be built in or prior to 1970 to have historic interest (Antiquities Advisory Board 2007). English Heritage (2007a) defined buildings before 1700 or between 1700 and 1840 are exceptionally important to be listed, while buildings less than 30 years old are rarely listed, except they are of outstanding quality and under threat. Nevertheless, age is added to buildings with time. The definition of the age range should be adjusted with time, too.

Architectural Merit

The architectural merit defined by the Antiquities Advisory Board (2007) assesses the style, function, construction and aesthetic value of a building. Construction refers to

design, decoration, construction materials, technology and craftsmanship of the building, while aesthetic value refers to the contribution to visual quality of vicinity by the building's external appearance. High architectural merit is accorded to any of the above criteria illustrating significant stages in local history, or showing an important interchange of human values on developments in architecture, technology, town-planning or landscape design.

In the aspect of aesthetic value, on top of contributing to visual quality of vicinity, English Heritage (2007) provides a much broader and deeper definition indicating that aesthetic value encompasses also the architectural merit. Aesthetic value is the results of conscious design and also the result the building is evolved which is referred to as fortuitous aesthetic value.

Conscious design can generate design value, architectural value as well as artistic value. Design value relates to the aesthetic qualities generated by the conscious design. It comprises of decoration, construction materials, craftsmanship and can also be the works by know architect or designer. Architectural value, being also one of the aspects of value, can be reflected by readily recognized historic indicators such as age, rarity and completeness, quality of design and craftsmanship. On the other hand, artistic value is distinguished from design value in the way that artistic value relates to the actual product made by the designer's hand (English Heritage 2007b).

Fortuitous aesthetic value is resulted from a combination of natural and artificial elements. When time passes by, the appearance of a building may be enhanced and deepen the aesthetic value (English Heritage 2007b).

Group Value

Group value exists usually in a cluster of separate or connected buildings, which are valuable from the viewpoint of history or architecture; significant in exhibiting the character of a streetscape, a district or a place; representative of local culture and interaction between human and environment; exceptional example in existing or disappeared cultural tradition as well as important in the local historic development (Antiquities Advisory Board 2007). The effect of buildings as a group in contributing the character of an area has become increasingly important and should be protected not only in a building itself (point), but also a street (line) or an area (surface) as a whole (Lam 2007; Home Affairs Bureau 2007; Legislative Council Panel on Planning, Lands and Works and Subcommittee on Heritage Conservation 2007).

Social Value and Local Interest

Social value and local interest are interpreted by English Heritage (2007b) as communal value. It represents the meanings of a building for the people related to it and the collective memory of them. It also provides a reference point of identity of the community (English Heritage 2007b). Traditional social activities and compatible present-day use are the elements which contribute to the communal value, contemporary social interaction is also involved in the value (Feilden and Jokilehto 1998). A building having significant social value and local interest should be a “focus of spiritual, political, national or other cultural sentiment to a majority or minority group” (Australia ICOMOS 1988, cap. 2.5), or as a “symbolic or visual landmark recognized by the community for symbolic, spiritual, emotional or nostalgic reasons” (Antiquities Advisory Board 2007, p. 7). Besides, the building should establish social and cultural identity (Feilden and Jokilehto 1998; Antiquities Advisory Board 2007), in which a deeper attachment has been

developed over time by fulfillment of community function, or certain community behaviour has been shaped.

Besides being a symbolic or visual landmark, the Antiquities Advisory Board has also included the implication of collective memory to be an assessed criterion of social value since January 2007 (Ho 2007a). The Antiquities Advisory Board (2007) described that the importance in maintaining the collective memory associated directly with living traditions can add value to a building. Yet problems rise as it would be difficult to define “collective memory” as it is an abstract idea. There are commentaries from the society that concrete recommendations should be made on how to assess “collective memory” and quantify it in an objective way (e.g. Ming Pao Daily News 2007 and Wu 2007).

Social value and local interest are distinguished from other criteria or values that they are less dependent with the physical structure, but more related to events associated in that building (English Heritage 2007b). However, this discrimination brings argument of whether a building should be evaluated more from the perspective of architectural history or that of social value. According to Hobson (2004), in a survey done with various British national conservation bodies, some respondents claimed that conservation should not be over-influenced by such value and should only address architectural history. Social value, being a sentimental expression, is not legitimate conservation interest and is lacked of recognizable principles. Nevertheless, Hobson (2004) gave another viewpoint that in the local level, it is a false distinction to evaluate only on architectural or historical value as lay people treat familiar and everyday aspects of their environment equally special in the local interest. Moreover, Feilden and Jokilehto (1998) asserted that social value and local interest are grass-roots interests that are the driving force to appreciate conservation and English Heritage (2007) stated that they can even encourage the re-creation of lost heritage with high social and symbolic values.

Authenticity

Feilden and Jokilehto (1998) expressed that authenticity refers to a heritage resource related to the creative process that produce it as a genuine product of the time of construction and reveals the effects of its passage through historic time. Generally speaking, a historic building said to be authentic should reflect the significant phases of construction and utilization in different phases of its historical time line. The Antiquities Advisory Board (2007) stated that the general rule is that any alterations or additions should not deviated from the original architectural expression, except the alterations are linked with significant historical events, architectural merit or technological achievement. Feilden and Jokilehto (1998) distinguished authenticity with the word “identical”, in which a modern building being identical with the historic form is not considered as authentic (Feilden and Jokilehto 1998). The Nara Document on Authenticity (1994) emphasized the importance of recognizing the credibility or truthfulness of the information in assessing authenticity of a building. The four aspects, namely design, materials, workmanship and setting, also have to be considered in assessing the degree of authenticity (Feilden and Jokilehto 1998).

Under the category of “authenticity”, the Antiquities Advisory Board (2007) adopted two evaluation criteria, namely “alterations to a building which affect the historical significance and architectural integrity” and “modification to cultural landscape”. Cultural landscape means interaction between people and the natural environment (Antiquities Advisory Board 2007). The former criterion refers to the building as an assemblage of parts while the later criterion refers to the building as an ensemble within the environment (Coeterier 2002). As modification to cultural landscape involves interaction of people with the environment, it is more likely that the modification relates to changing of function of the building. The study of Coeterier (2002) found that

when changing the function of a historic building, the “function must follow form” (Coeterier 2002, p.118). Hence historic building differs from modern architecture which the latter emphasizes that form must follow function.

Rarity

Rarity of a particular historic building is compared to other constructions of the same type, style, builder, period, region or some of their combination. The comparison displays the uniqueness and representativeness of the building (Feilden and Jokilehto 1998). Unlike Feilden and Jokilehto (1998) whose criteria can be assessed by statistics, the Antiquities Advisory Board (2007) compares rarity in a broader sense, which is in the aspects of historic value, architectural merit, group value, social value and local interest and also authenticity. Most of them cannot be assessed rigidly by statistics alone.

2.11 Public Participation in the Decision Making Process

Public participation is “the process by which public concerns, needs, and values are incorporated into governmental and corporate decision making” so that the overall decision can be supported by the public (Creighton 2005, p.7). People who are potentially affected by or interested in a decision have the right to be involved in the decision making and their contribution should influence the decision (International Association for Public Participation 2000). One element found by Creighton (2005) is that public participation is usually applied to administrative decision. Provided the historic building grading of Antiquities Advisory Board is an administrative decision, the applicability of public involvement in the decision making is justified.

2.12 Importance in Involving Public Opinion

The most fundamental, indispensable constituent of human well-being and society is democracy, in which public participation is a must (Briand 2007). Driskell (2002) asserted that participation is a basic right of citizenship, and is a standard of measuring a democratic society. Nonetheless, Creighton (2005) pointed out that with the growth of government and society, there is a general perception in the society that decision making can be assigned to experts and the decision made is assumed to capture the public interest. This is true in the historic building grading regime in Hong Kong that the decision makers which are the members of the Antiquities Advisory Board are experts from different fields, e.g. conservation, engineering, education etc. The rationale is that experts from different fields are assumed to look at the issue from different perspectives thus the decision made can best represent the public interest. Creighton (2005) asserted this kind of rationale signified the premise that experts are superior in recognizing what is right for the society. He questioned how to make certain the will of public and to what extent it is expressed in the decision.

2.13 Differences in Experts and Public

In the aspect of built heritage conservation, there have already been literatures pointing out the importance of public participation in the decision making process (e.g. Townshend and Pendlebury 1999; Coeterier 2002; Imon 2006). In particular, Coeterier (2002) found that the views of lay people differ from those of experts. He found that the criteria experts think are significant are not equal to those lay people think are important.

Members of the Antiquities Advisory Board, when evaluating a building, are supplied with abundant background information by conservation specialists and backed-up with detailed site investigation and discussion. They may tend to look at the issue from a rather “professional” perspective⁴. Hence it would be useful to review the literature stating differences between experts and public.

According to Coetier (2002), To experts, information value of a historic building is based on the genesis of a place. The authenticity and rarity are derived criteria of information value as the more authentic and rare, the higher the information value. To lay people, the form of a historic building is the most important for them and information of the building comes second. Information value is not based on the genesis, but the genius of a place. For the age of a building, the interpretation of what is “old” is also different between experts and lay people. Rarity is another aspect experts and public have different views. When experts agree that rarity is an evaluation criterion, most of the lay people even do not consider it as a criterion. While flawlessness, in experts’ view, is directly linked to rarity, lay people are more positive and lenient to alterations in style of buildings as they see such changes as inherent in the stream of culture. Maintenance has also been regarded as more important by the public than by the experts. To experts, information value is only affected a little by the how a building is conserved, but to the public, poor maintenance may lower the level of significance towards a building. The founding showed that built heritage evaluation making process is insufficiently covered by experts. This supported the need to involve public opinions and the authority should provide opportunities for public to express their priority of criteria towards the evaluation process.

⁴ This assertion is observed by a member of the Antiquities Advisory Board

Another supporting argument provided by Coeterier (2002) is that buildings have an existential value for the general community at three levels through giving or enhancing place identity, personal identity and group identity. As to place identity, general public are the bearers of the genius loci while as to personal identity, they are bearers of all kinds of memories and feelings. As to group identity, they bear the identity of a place and enhance a sense of community of collective identity.

Historic buildings do not only belong to the government and members of the Antiquities Advisory Board, they also belong to the public. Any conservation decisions about a historic building should involve public opinions and should represent the public. Along the conservation plan, it is important that the way a building is conserved should involve the public opinion, however, before anything is done to the building, it would be more critical, and is the first step, to determine the heritage significance of a building as the level of significance directly affects how a building is conserved. It is no doubt that this critical step should well represent the interest of the public.

2.14 Levels of public participation

Creighton (2005) concluded some experienced practitioners' saying that the level of participation in a decision making process depends on different situations. It would be a very practical issue. The grading regime is currently undertaken by members of the Antiquities Advisory Board. It is not practical for every member of the public neither to vote for a grade for every historic building nor to have public consultation workshop for every historic building as the number of buildings are very huge. In addition, the public may not be familiar with all the historic buildings in Hong Kong, but they do have their own set of priority in the criteria evaluating a historic building. Therefore, it would be

more practical and time saving if the level of public participation is positioned to understand the weighting of various decision criteria in the public perspective. The members of the Board are then assessing the grading of historic buildings with reference to the weighting expressed by the public.

2.15 Importance of youth participation

The public comprises of many different compositions and levels. They can be divided according to age group, education level, social status, job, etc. While it would be impractical to investigate all or a representative number of public in this research, a group of the public which is considered relatively more worthy to conservation will be investigated.

The group which is most affected by today's decisions and actions, both short term and long term, is the youth. They are important actors in the community (Driskell 2002). Chawla (2002) indicated that the importance of youth has been recognized in Agenda 21 from the United Nations Conference on Environment and Development in 1992, which stated that for successful sustainable development, the youth must be involved as a major group. The society concept is changing and the youth is increasingly recognized as one of the community resources (Checkoway, *et al.*, 1995).

Through youth participation, in one way the youth can contribute the community with their new insight, creativity and thoughts (Chawla 2002), in other way policy makers can understand more fully the needs of the community and hence formulate better policies and decisions which sustain the development of the society (Driskell 2002). There are oppositions to youth participation pointed out by Driskell (2002), including young people are immature; they cannot foresee long-term consequences and the adults

are supposed to know well on youth's mind as they were young once. Yet Driskell (2002) argued that the youth should have the greatest concern in long-term consequences than anyone; the youth are insightful and creative; things have changed with time and today's youth know themselves the best. Chawla (2002) further stressed that participation of youth marks a new frontier of policy development and is a successful factor for long term goals of sustainability.

Nonetheless, most of the above supporting arguments can apply to the group of children. Yet age-appropriateness in a research is also important. The youth has higher level of maturity than children and the youth is believed to be able of thinking what they need when evaluating a building. Therefore the group of youth is chosen in this study.

In order for a society as well as valuable historic buildings to sustain, though everyone has an effort in it, the youth is commonly considered to be the most critical element for the future development of the society. The youth will be the leaders of the next generation as well as the owners of the future society. They will be the one who decide the fate of historic buildings in the future. It would be valuable to understand their attitudes towards evaluating historic buildings and to represent their interests. This is vital as a first step to render conservation of built heritage to be sustainable.

For the age range of youth, the *World Youth Report* of the United Nations (2007) defined that it is aged from 15 to 24. The Charter for Youth drawn up by the Commission on Youth (1993) has the same definition, but it provided flexibility that in practical needs, the age range may be adjusted up to five years in either direction. It is believed that people aged 18 or above are assumed mature and able to think independently and critically. Therefore this research will target on youth aged 18-24.

CHAPTER 3

Hypotheses and Methodology

Based on the previous chapters, hypotheses will be set up in this chapter. The research methodology will also be formulated following the hypotheses. After that, methods for testing the hypotheses will be given.

3.1 Hypotheses

Hypothesis 1: The current grading regime of historic buildings cannot represent the interest of youth

There are various ways to justify whether the current grading regime can represent the interest of youth. We can investigate the composition of the AAB, the methodology of evaluating a building, the methods of collecting opinions etc. Nevertheless, the most direct way is to look at the grading, which is the ultimate outcome of the grading regime. The grading of a historic building is the most direct means to represent the level of heritage significance of the building. The higher is the grading, the more important is the historic building. Therefore what a person thinks about the significant of the building is straightly reflected in the grading he/ she assessed, and the grading assessed hence represent the interest of that person towards a particular building. The composition of the Antiquities Advisory Board only comprises of members with expertise in various relevant fields. Decision of the grading is based on their own perception to the building. At the first hand they do not necessarily represent the public opinions as they are only appointed by the Chief Executive of the HKSAR, at the second hand none of them are “official”

representatives of the youth. Therefore it is hypothesized that the current grading regime of historic buildings cannot represent the interest of youth.

Hypothesis 2: The youth and members of the Antiquities Advisory Board have different perceptions to decision criteria determining the grading of historic buildings

As mentioned in Chapter 2, members of the Antiquities Advisory Board, when evaluating a building, are supplied with abundant background information by conservation specialists and backed-up with detailed site investigate and discussion. They may tend to look at the issue from a rather “professional” perspective”. On the other hand, the youth evaluates a historic building basically as a stakeholder. Due to their different roles, added that the two groups have large different in educational background and social exposure, it is hypothesized that the two different groups have different goals and interpretation towards conservation, and hence it results in different perceptions towards how to evaluate a building.

Hypothesis 3: The youth and members of the Antiquities Advisory Board put similar weights on the category of “historical interest”

Historical interest is the basic quality in human perception and evaluation in both psychology (Koch 1969 cited Coeterier 2002) and architecture (Alexander 1979 cited Coeterier 2002). It is very common that the history of a building has been directly linked to, no matter in literal or semantic meanings, historic buildings. When we are talking about a historic building, the first thing people would like to know is probably its history and how significant it is. It is believed that “historical interest” is regarded as very important regardless of the groups. Hence it is a logical deduction that both groups put

similar weights on the category of “historical interest” and the weights should be relatively high compare to other categories.

Hypothesis 4: The youth and members of the Antiquities Advisory Board put similar weights on the category of “architectural merit”

In spite of “historical interest”, “architectural merit” is another category that cannot be omitted in evaluation of historic building as most of the other four categories are derived from this category. In “group value”, showing harmonious architectural design and style by a cluster of buildings means those buildings have certain architectural merit. In “social value and local interest”, if the building is a visual landmark, it must be significant in certain extent in architecture. In “authenticity”, effect of any modifications to a building can be sent back to “architectural merit”. In “rarity”, being rare due to architectural merit is also a derivative of this category. In view of its close inter-relationship with other categories, it is expected that this category does account for a relatively high weighting in both group. Therefore it is hypothesized that “architectural merit” is being regarded as a common important factor regardless which group respondents belong to.

Hypothesis 5: The youth and members of the Antiquities Advisory Board put different weights on the category of “group value”

As reviewed in Chapter 2, the effect of buildings as a group in contributing the character of an area has become increasingly important and conservation specialist and the Government think that a historic building should be protected not only in the building itself (point), but also a street (line) or an area (surface) as a whole (Lam 2007; Home Affairs Bureau 2007; Legislative Council Panel on Planning, Lands and Works and

Subcommittee on Heritage Conservation 2007). Yet this is a rather new idea raised since 2007. While it is believed that members of the Antiquities Advisory Board can appreciate this merit, the youth, as a general public, may not be familiar with this idea and may not recognize this as important.

Hypothesis 6: The youth and members of the Antiquities Advisory Board put different weights on the category of “social value and local interest”

Having reviewed in Chapter 2, Hobson (2004) found that in the eyes of professional, conservation should not be over-influenced by social value and should only address architectural history as it is not legitimate conservation interest. As said above, members of the Antiquities Advisory Board tend to view matters in a “professional” way. It is assumed that they have this perception, too. Yet Hobson (2004) found that lay people think that there should be distinction between social value and local interest with historical interest or architectural merit. Therefore it is hypothesized that the two groups put different weights on this category.

Hypothesis 7: The youth and members of the Antiquities Advisory Board put different weights on the category of “authenticity”

In Chapter 2, it is reviewed that lay people are more positive and lenient to alterations in style of buildings than experts (Coeterier 2002). Similarly, it is assumed that Antiquities Advisory Board members tend to view matters in a “professional” way. Hence it is hypothesized that the two groups put different weights on this category.

Hypothesis 8: The youth and members of the Antiquities Advisory Board put different weights on the category of “rarity”

As stated in Chapter 2, Coeterier (2002) found that in Netherlands, unlike experts, lay people do not consider rarity as a criterion. Having assumed that Antiquities Advisory Board members tend to view matters in a “professional” way, it is hypothesized that there should be different weights put forward by both groups.

3.2 Research methodology

In order to evaluate the hypotheses, the research is done in the form of questionnaires. This method provides a standardized interview in which the questions are asked in exactly the same way to all respondents. A standardized question format can better handle and interpret data in a large-scale survey (Brace 2004). It is also the most effective way to collect the opinions from the community in limited time and resources.

3.2.1 Sample

The target groups of respondents are the youth and members of the Antiquities Advisory Board. According to the definition of United Nations, the youth are people between the ages of 15-24. The Charter for Youth in Hong Kong also adopts this definition. In addition, it stated that although, where appropriate, the age range may be adjusted up to five years in either direction to cater for practical needs. It is believe that people aged above 18 have adequate independent and critical thinking. Therefore in this research, the youth is defined to ages of 18-24. The target number of sample would be around 150. The respondents will be approached mainly in the streets of Mongkok,

Causeway Bay and in the University campus because these areas are believed to have higher number and variety of youth. As the methodology adopted in this questionnaire is quite complicated, it would be hard for respondents to fill in by themselves. Therefore the interview will be conducted face-to-face, with the interviewer asking questions in the questionnaire and the respondents are only required to answer the questions asked. Then the answer will be filled in by the interviewer. The respondents have the right not to answer the questions or to stop the interview.

Another target group is the members of the Antiquities Advisory Board. It will be a qualitative approach. There are in total 27 members of the Antiquities Advisory Board. The target number would be as many as possible. They will be contacted by e-mail and phones. The interview process will be the same with the youth, the only different would be they are only required to complete Part 1 of the questionnaire. It is because the purpose of Part 2 is to compare the position of youth towards the grading of historic buildings with the current one, and the current grading of historic buildings have also in fact represented the positions of the members of the Antiquities Advisory Board.

3.2.2 Language of Questionnaire

The language of the questionnaire will be in both English and Chinese. It is essential for respondents to make clear about the information before making judgment, therefore the purpose of adopting a bilingual questionnaire is to assist their understanding. The risk of inconsistency in translation problem is minimized as the information, both the English and Chinese version, used in the questionnaire is adopted from the Antiquities Advisory Board, which are written by professionals.

3.2.3 Assessment Method

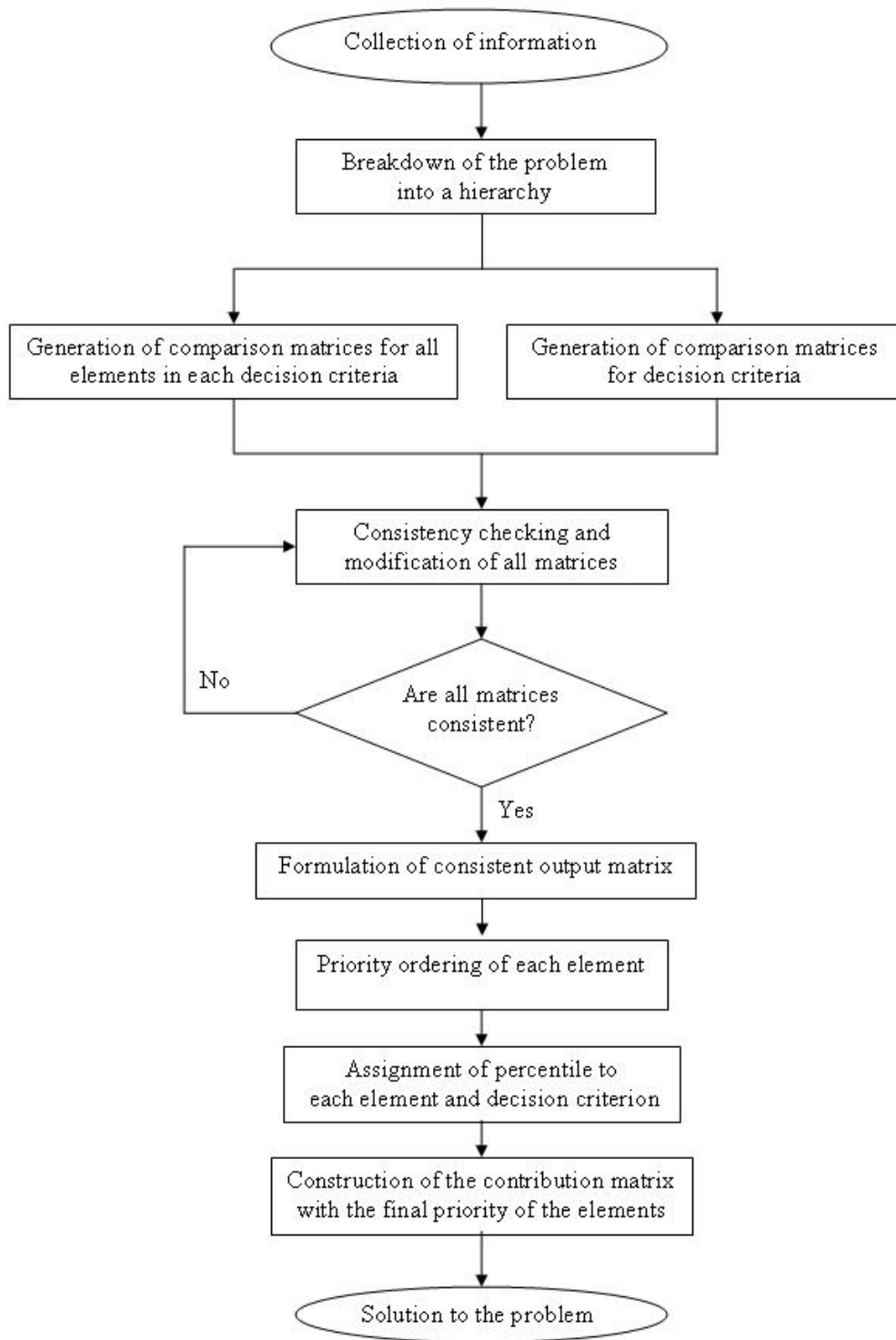
Part 1 Determining the weighting of main criteria and their sub-criteria used by the Antiquities Advisory Board to grade historic buildings

In this part, the target groups of respondents are the youth and the members of the Antiquities Advisory Board. The purposes of investigating these two groups are to compare the differences in the weights of the criteria, if there are any. The method of prioritizing the main criteria and sub-criteria has made reference to the model of non-structural fuzzy decision support system-II (hereinafter called “NSFDSS-II”) described in Tam, *et al.* (2002). It is a system developed for ranking criteria which helps to resolve complex multi-criteria problems (Tam, *et al.*, 2002). This is a system similar to the Analytical Hierarchy Process (hereinafter called “AHP”), which is commonly used for resolving multi-criteria decision problems (Tam, *et al.*, 2006). The main reason why the more common one, the AHP, is not selected is that the consistency ratio of AHP is impractical to deal with and the process to sort out the inconsistency is time-consuming (Zeshui and Cuiping 1999, Tam, *et al.*, 2006). According to Tam, *et al.* (2006), the nine-point scale of the AHP is hard to achieve absolute consistency, while NSFDSS-II adopts a three-point scale (1, 0.5, 0) to describe the importance of different criteria. This simplifies the judging process. But on top of that, NSFDSS-II adds a second step that is priority ordering so as to measure the magnitude of the first ordered criteria. There are twenty-one semantic operators compared to nine of the AHP (Tam, *et al.*, 2002). This way can provide a rather straightforward and convenient approach to rank criteria and thus save a lot of time in data collection. Yet there is a draw-back that the distance between priority

values of criteria may be decreased as NSFDSS-II as the scale of importance is simplified at the first level (Tam, *et al.*, 2006).

Nevertheless, this research requires face-to-face interview with large scale of youth in the street, thus time is a critical factor as the respondents simply will not finish the questionnaire if the time required is too long. This also applies to the interview with members of the Antiquities Advisory Board as the time expected for each interview will not be long. In weighting the trade-offs between the NSFDSS-II and the AHP, the simpler and time-saving approach, that is the NSFDSS-II, is adopted in this research.

The NSFDSS is processed on a basis of three principles which are decomposition, comparative judgment and synthesis of priorities. Decomposition is the breaking down of the problem into various levels of independent elements so as to work from the general to the more specific at the lower levels. Comparative judgment is to construct pair-wise comparisons of the relative importance of elements on some given levels. Synthesis of priorities is to multiply local priorities by the priority of their upper level corresponding criterion in order to give the composite or global priority of a specific element. This procedure is repeated to the bottom level (Tam, *et al.*, 2002 and Ho, *et al.*, 2004). The following illustrate the flow chart of the NSFDSS:



Source: Ho, *et al.* (2004, p.103)

The steps of the NSFDSS are described below (Tam, *et al.*, 2002 and Ho, *et al.*, 2004):

Step 1: Pair-wise Comparisons

Pair-wise comparison is conducted between any two elements by inserting one of the three scales to indicate their importance. 0 is assigned if the first element is less important than the second one. 0.5 is assigned if they are of the same importance. 1 is assigned if the second element is more important than the first one. Below is an example of pair-wise comparison:

Elements	1	2	3	4
1	0.5	1	0	0
2		0.5	0	1
3			0.5	1
4				0.5

Source: Ho, *et al.* (2004)

Step 2: Consistency Checking

In prioritizing complex multi-criteria, consistency checking is required to avoid contradiction. There is a possibility for contradiction to occur when a person ranks criterion 1 being more important than criterion 2 while criterion 2 being more important than criterion 3, but then he ranks criterion 3 being more important than criterion 1. The principle of consistency checking is shown in the equations (1) and (2).

$$iE \begin{bmatrix} ie_{11} & ie_{22} & \dots & ie_{1m} \\ ie_{21} & ie_{22} & \dots & ie_{2m} \\ \cdot & \cdot & \cdot & \cdot \\ ie_{m1} & ie_{m2} & \dots & ie_{mm} \end{bmatrix} = (ie_{kl}) \quad (1)$$

$$k = 1, 2, \dots, n \quad l = 1, 2, \dots, n$$

- (1) when $ie_{hk} > ie_{hl} \quad ie_{kl} = 0$
(2) when $ie_{hk} < ie_{hl} \quad ie_{kl} = 1$
(3) when $ie_{hk} = ie_{hl} = 0.5 \quad ie_{kl} = 0.5$ (2)

where $h = 1, 2, \dots, n$, which is the reference element.

Equation (1) is the matrix of pair-wise comparison with respect to each criterion, where ie_{kl} is the logical indicator of element “ k ” and “ l ” and m is the number of elements to be considered. Equation (2) is the conditions for the output matrix to be derived. Supplementing to the previous paragraph, contradiction will occur if $ie_{14} > ie_{15}$ but $ie_{24} < ie_{25}$. Then it is necessary to revise the priority again.

Step 3: Priority ordering and assignment of priority scores to element

After the consistency checking to confirm there is no contradiction in the priority, the elements are rearranged in a descending order with respect to a decision criterion C_n . Respondents are required to assign a percentile to each element, with the top element as 100% and the remaining elements are compared to it in order to distinguish the importance between them. Each percentile is allocated a score, s_j , in the range of $[1, 0.5]$, with 1 being “same importance” and 0.5 being “not important”. The score s_j will be converted to a priority score, r_j , in the range of $[1, 0]$ through the following equation:

$$r_j = \frac{1-s_j}{s_j}, 0.5 \leq s_j \leq 1 \quad (3)$$

Using the equation (3), the priority score of the respective percentile is formulated in the below Table 3.1:

Table 3.1: Distribution of priority scores with respect to their percentile

Percentile (%)	s_j	r_j
100	0.500	1.000
95	0.525	0.905
90	0.550	0.828
85	0.575	0.739
80	0.600	0.667
75	0.625	0.600
70	0.650	0.538
65	0.675	0.481
60	0.700	0.429
55	0.725	0.379
50	0.750	0.333
45	0.775	0.290
40	0.800	0.250
35	0.825	0.212
30	0.850	0.176
25	0.875	0.143
20	0.900	0.111
15	0.925	0.081
10	0.950	0.053
5	0.975	0.026
0	1.000	0.000

Source: Ho, *et al.* (2004)

Step 4: Derivation of weightings by normalizing priority score

After collection of the priority score of each main criterion and sub-criterion, the magnitude of weighting is obtained by normalization of the priority score. The following Table 3.2 shows an example of calculating the weighting. Let C_n be decision criterion n .

Table 3.2: Calculation of weighting of decision criteria

C_n	Priority score	Normalization	Weighting
C_1	0.333	$0.333 / 2.739$	0.1216
C_2	0.429	$0.429 / 2.739$	0.1566
C_3	0.333	$0.333 / 2.739$	0.1216
C_4	0.053	$0.053 / 2.739$	0.0194
C_5	0.538	$0.538 / 2.739$	0.1964
C_6	0.053	$0.053 / 2.739$	0.0194
C_7	1	$1 / 2.739$	0.3651
Total	2.739		

Source: Ho, *et al.* (2004)

Step 5: Determination of the results

The weightings so developed are then used to construct the overall ranking of each element and to formulate a weight allocation diagram. The ranking is obtained by multiplying the weight of each element with the weight of the respective decision criteria {Equation (4)}.

$$CM_{ij} = w_i * r_{ij} \quad (4)$$

where CM_{ij} = overall ranking of each element; w_i = weight of decision criterion “i” and r_{ij} = weight of element “j” for decision criterion “i”

Part 2 Whether the youth agree on the grading of historic buildings decided by the Antiquities Advisory Board

In this part, 21 buildings are selected for investigation from the existing graded building list, within which 8 buildings are selected from each grading. The historical buildings are randomly selected. Although there are a total of 495 graded historic buildings in Hong Kong, it would be impossible for the respondents to answer on all the buildings. Selecting approximately 5% of the total number of graded buildings is thought to be reasonable and the result is representative enough.

When determining whether the youth agree or not on the current grades, they will be presented the details of the selected buildings and required to give their own grading they think appropriate to those buildings. The current grades of the selected buildings will not be shown in the questionnaire so as to maintain objectivity. By comparing the results with the current grading of the selected historic buildings, the attitude of youth towards the current grading of historic buildings can be represented.

3.3 Hypotheses testing

3.3.1 Test of hypothesis 1

Hypothesis 1 states that the current grading regime of historic buildings cannot represent the interest of youth. To claim the hypothesis is not refuted, the overall disagreement towards current graded buildings should be more than the overall agreement. That means the disagreement should exceed the 50% interval. In addition, the majority of

disagreement should not be confined to certain groups, but disperse over all the respondents.

3.3.2 Test of hypothesis 2

Hypothesis 2 states that the youth and members of the Antiquities Advisory Board have different perceptions to decision criteria determining the grading of historic buildings. A chart showing the ranking and weights of each criterion will be produced after analysis of the results. Yet, it is expected that there will be a large difference in the number of respondents between the youth and members of the Antiquities Advisory Board. Therefore the comparison of the perceptions of the two groups will only focus on the ranking instead of weights.

The methodology of comparing the ranking is by Spearman's rank order correlation coefficient. It is the most frequently adopted measure for ranked ordinal data (Sapsford and Jupp 1996). Spearman's rank order correlation coefficient (r_s) is a measure of correlation and a non-parametric statistical method which the formula is:

$$r_s = 1 - \frac{6(\sum D^2)}{N(N^2 - 1)}$$

where **6** is a constant, **D** refers to the difference between a subjects ranks on the two variables, and **N** is the number of subjects (Hollander and Wolfe 1973).

The value of r_s can be ranged from -1 to +1, which indicates its level of difference between two variables. If the value is close to zero, it can be concluded that the rankings of the two groups are of significant difference.

3.3.3 Test of hypotheses 3 to 8

To test the hypotheses 3 to 8, the mean weight of each evaluation category is compared between the two groups to see if there is any significant difference. The methodology for testing is t-test. It is a commonly used test to test hypothesis which requires examination of difference between two means. It can address whether the difference between the two means is arisen by chance or is statistically significant (Sapsford and Jupp 1996). As it is expected that there are large difference in the number of respondents in the two groups, t-test assuming unequal variance is adopted. The t-test is performed in Microsoft Excel. To run the test, there are six null hypotheses put forward, as there are six categories being tested.

$$\begin{aligned} H_0^a : m_{a1} &= m_{a2} \\ H_0^b : m_{b1} &= m_{b2} \\ H_0^c : m_{c1} &= m_{c2} \\ H_0^d : m_{d1} &= m_{d2} \\ H_0^e : m_{e1} &= m_{e2} \\ H_0^f : m_{f1} &= m_{f2} \end{aligned} \quad \begin{aligned} &\text{Where } a = \text{historical interest,} \\ &\quad b = \text{architectural merit,} \\ &\quad c = \text{group value,} \\ &\quad d = \text{social value and local interest,} \\ &\quad e = \text{authenticity,} \\ &\quad f = \text{rarity,} \\ &\quad 1 = \text{youth,} \\ &\quad 2 = \text{members of Antiquities Advisory Board} \end{aligned}$$

If the probability for the t-statistical value (T) of a null hypothesis to be lower than the critical value (t) of the respective t-test is very low, usually being low means lower than 5% by convention (Sapsford and Jupp 1996), the null hypothesis is rejected. In other words, there is significant difference in means of weights between two groups within a category when the probability of ($T < t$) is lower than 5%.

CHAPTER 4

Analysis and Discussion

In this chapter, findings from interviewing youth and members of the Antiquities Advisory Board (AAB) will be presented. The similarities and differences of the results between the youth and members of the AAB will be compared and contrasted. Then, the hypotheses proposed in Chapter 3 will be evaluated. Discussion will also be covered here.

4.1 Analysis of the results

4.1.1 Period and Number of Respondents conducting the interview

The period of collecting data is from 8th March 2008 to 23rd March 2008. The number of successful questionnaires collected from the youth is 143. The number of successful questionnaires collected from the members of the AAB is 7. Although the interview was conducted face-to-face, there were cases that the questionnaires cannot be completed mainly due to the complexity of the questionnaire or some people think that it was quite time-consuming for answering all the questions. Such situations mainly happened in interviewing the youth. This may because of members of the AAB were individually appointed for interviews and they have been prepared for answering the questions as they have received the proposal and the questionnaires in prior. Yet it is much more difficult to make an appointment with members of the AAB.

4.1.2 Grading of historic buildings assessed by the youth

The youth was asked to assess a grade each on 21 currently graded historic buildings in the questionnaire. The following Figure 4.1 and Table 4.1 shows the distribution of agreement over the 21 historic buildings within the 143 respondents and grades assessed by the youth and the number of youth in each of the grade respectively. Due to page limit, Figure 4.1 will be separated into four pages.

From Figure 4.1, boxes with a dot there indicate a particular youth has agreed on the current grading of a particular graded building. It can be seen that the distribution of dots is quite disperse. This indicates that there are no particular respondents either having many agreements or disagreements. This increases the validity of the results and it is acceptable to proceed to the discussion and interpretation on the summarized result, as shown in Table 4.1.

From Table 4.1, we can see that upon different historic buildings, the numbers of youth which disagree with the current gradings are quite different. The historic building being disagreed most by the youth is Yau Ma Tei Police Station, which is a Grade III building. The historic building that most of the youth agree with is Man Mo Temple, which is also a Grade I building. It can be seen that for a particular grading assessed by the AAB members, the youth does have different degree of agreement. This may due to familiarity towards the graded buildings. It seems that a more well-known building, such as Man Mo Temple, has more number of agreements.

Figure 4.1 Distribution graph showing agreement over the historic buildings within the 143 respondents

Buildings/Respondents	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33
Grade I																																	
1. Block 41 (Mei Ho House), Shek Kip Mei Estate	•		•			•	•			•	•	•	•	•		•	•						•	•	•							•	
2. Blue House	•	•		•		•	•	•			•	•			•	•			•	•	•	•	•	•	•	•		•	•	•	•		
3. Ching Shu Hin	•		•	•	•		•			•	•	•			•									•	•						•	•	
4. Jamia Mosque		•			•	•		•			•	•		•	•	•		•		•	•									•			•
5. Lui Seng Chun			•	•	•	•			•				•			•	•	•					•			•			•		•	•	•
6. Man Mo Temple	•	•	•	•	•	•	•	•				•	•	•				•	•	•	•	•	•	•	•	•	•	•	•		•	•	•
7. Tsang Tai Uk	•	•	•	•	•	•	•			•	•	•	•	•	•			•	•	•	•	•	•	•	•	•	•	•	•	•			
Grade II																																	
1. Dragon Garden		•				•	•	•	•					•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
2. Haw Par Mansion		•	•	•				•			•		•	•	•	•							•				•				•		
3. King's College					•						•	•							•									•					
4. Kom Tong Hall			•	•				•									•	•	•					•	•				•	•	•		•
5. Old Dairy Farm Depot					•									•			•			•					•		•						
6. Rosary Church	•	•	•	•			•	•	•		•	•	•			•		•	•	•	•	•	•	•	•		•	•	•	•		•	•
7. St. Margaret's Church				•	•	•				•			•				•	•				•				•		•	•				
Grade III																																	
1. Ex-Western Fire Station			•	•	•				•	•	•	•	•		•	•	•		•		•		•	•			•	•	•		•	•	•
2. Hung Shing Temple							•															•											
3. No.28 Kennedy Road		•												•		•	•	•						•						•			•
4. Old Tsan Yuk Maternity Hospital	•	•				•		•	•		•	•	•	•	•			•		•	•	•	•				•	•	•		•		•
5. Stone House				•					•				•											•				•					
6. Wan Chai Market			•						•	•						•																	•
7. Yau Ma Tei Police Station									•												•	•										•	
Total number of agreement in each respondent	7	9	10	11	9	9	8	8	8	6	10	10	10	9	8	10	8	10	8	8	9	9	8	11	8	6	8	10	10	6	9	7	10

Figure 4.1 (continued)

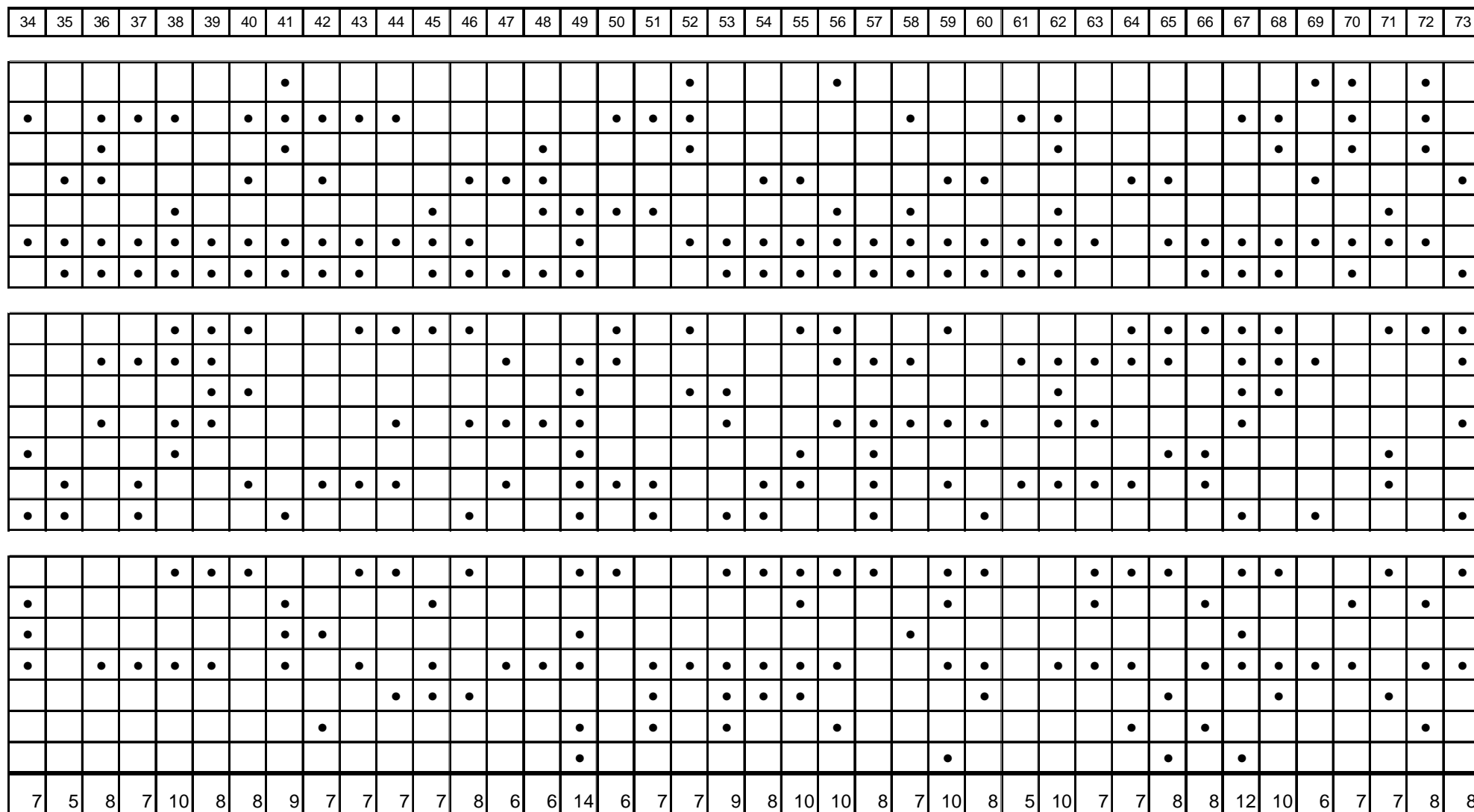


Figure 4.1 (continued)

74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113
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8	9	8	7	6	6	6	11	8	9	9	11	9	11	8	7	7	9	8	6	7	8	8	7	7	6	9	10	6	9	6	6	6	5	8	5	6	7	9	11	9

Figure 4.1 (continued)

114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	Total number of agreement
			•	•		•					•	•	•				•					•							•	42
•	•	•	•	•				•	•		•	•	•		•			•			•		•		•		•			75
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	•	•	•											•		•	•							•	•		•	•	•	52
•					•	•	•	•			•		•					•	•		•	•	•		•	•	•			56
•	•		•	•	•	•	•			•	•	•		•	•	•	•	•	•	•	•		•	•	•	•		•	•	109
•		•			•	•	•	•	•			•			•	•	•			•	•	•	•	•	•		•	•	•	97
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•	•		•		•			•	•	•		•	•	•	•	•	•		•	•	•		•			•	•	•	•	84
							•	•		•														•						21
											•			•								•			•					27
•	•	•		•	•		•		•	•	•	•	•	•	•	•	•		•	•	•		•		•	•			•	102
	•		•					•				•	•			•	•		•	•	•	•	•				•	•		36
		•				•	•							•					•	•					•			•		27
•									•							•				•										19
9	8	6	8	6	7	7	9	7	8	7	11	10	10	8	7	9	11	7	10	10	9	6	8	5	12	9	9	8	9	1166

Table 4.1 Comparison of the current grading of historic buildings with that assessed by the youth

<i>Historic buildings current assessed as: Grade I</i>					
Name of historic building	Grade I	Grade II	Grade III	Not to be graded	Percentage of youth not in agreement with the current grading
1. Block 41 (Mei Ho House), Shek Kip Mei Estate	42	71	27	3	70.63%
2. Blue House	75	48	20	0	47.55%
3. Ching Shu Hin	36	57	46	4	74.83%
4. Jamia Mosque	52	64	26	1	63.64%
5. Lui Seng Chun	56	44	37	6	60.84%
6. Man Mo Temple	109	33	1	0	23.78%
7. Tsang Tai Uk	97	46	0	0	32.17%
Total percentage of youth not in agreement with the current Grade I Buildings = 53.35%					
<i>Historic buildings current assessed as: Grade II</i>					
1. Dragon Garden	48	87	8	0	39.16%
2. Haw Par Mansion	50	71	22	0	84.62%
3. King's College	112	23	8	0	83.92%
4. Kom Tong Hall	84	56	3	0	60.84%
5. Old Dairy Farm Depot	97	25	21	0	82.52%
6. Rosary Church	26	74	41	2	48.25%
7. St. Margaret's Church	64	47	31	1	67.13%
Total percentage of youth not in agreement with the current Grade II Buildings = 66.63%					
<i>Historic buildings current assessed as: Grade III</i>					
1. Ex-Western Fire Station	5	46	84	8	41.26%
2. Hung Shing Temple	24	88	21	10	85.31%
3. No.28 Kennedy Road	78	35	27	3	81.12%
4. Old Tsan Yuk Maternity Hospital	8	23	102	10	28.67%
5. Stone House	16	91	36	0	74.83%
6. Wan Chai Market	38	76	27	2	81.12%

7. Yau Ma Tei Police Station	50	73	19	1	86.71%
Total percentage of youth not in agreement with the current Grade III Buildings = 68.43%					
Total percentage of youth <i>not in agreement</i> with the <i>current Grade I, II & III Buildings</i> = 62.80%					

In general, the total percentage of youth who does not agree with the current grading (including Grade I, II and III) is 62.80%, which is more than three-fifth of the total number of youth responded in the survey. If we look at the buildings by each grading, the number of the youth who does not agree with Grade I buildings is the least, which is about a half (53.35%). Most of the youth hold different standpoints towards Grade III buildings, which have 68.43%, more than two-third. In addition, it can be seen that in most cases of current Grade II and III buildings, there is a higher number of youth assess them a higher order of grade. This may imply that when evaluating a historic building, the youth is more lenient in threshold than members of the AAB.

4.1.3 Weightings on different decision criteria of the youth

There are in total of 19 decision criteria under six categories affecting the evaluation of a historic building. Figure 4.2 presents the priority as well as the overall weights on the decision criteria assigned by the youth in descending order.

Figure 4.2 The weighting on each decision criterion from the perspective of youth



Figure 4.2 shows that the top two criteria are “being important in historical development” (13.35%) and “association with historical event” (12.37%). They are almost twice as important as the third highest important ones. “Perpetuating collective memory” and “being as a symbolic landmark” are the criteria come with the third and forth highest priority, and they are of very close weightings. Similar weightings are also given by the youth on “being rare to historical interest” (6.84%), “associated with historical figure” (6.75%) and “aesthetic value” (6.70%). The criteria in the middle priority are “being rare due to social value and local interest” and “construction of a building”. They have the weighting of 5.19% and 3.98% respectively. Down the priority chart, the next five criteria in the lower half of the figure have weightings only differ from 0.1-0.2% with the preceding one, hence they are of nearly the same priority. The five criteria are “being rare due to architectural merit”, “style of building”, “age of building”, “being rare due to authenticity” and “being rare due to group value” respectively. The least important criterion is “function of a building”. It is of very little significant and has less than 1% weight. Except this criterion, the four least important criteria all belong to the categories of “authenticity” and “group value”. Moreover, the criteria in the lower half of the Figure are weighting less than 4% and their total weight only accounts for one-third of the overall weight.

4.1.4 Weightings given by members of the AAB

As there is a limitation that there are only 28 members in the AAB, added that only 7 have been successfully interviewed, the sample size is very small. On the other hand, the sample size of the youth is much larger and it is believed that the sample size is representative enough to perform quantitative analysis. The sample size of the AAB

members has to be representative enough also before comparing with results of the youth. Before determining the representativeness, individual priority weighting is compared between each of the AAB members so as to see the priority pattern. Figure 4.3 compares different weights given by each of the AAB members in each criterion.

From Figure 4.3, except there are relatively larger differences in priorities and weights between each AAB members in the criteria “alterations to buildings” and “modification to cultural setting”, in general they follow the same patterns in priority and their differences in weights within each criterion are small, usually not larger than 2-3%. Despite the slight differences, considering the large similarities, added that 7 members are already one-quarter of the total number, it would be acceptable to say that the 7 members are representative enough. This would be forceful to treat the data collected from the AAB members quantitatively and compare them with the youth. Figure 4.4 presents the overall priority weighting chart on evaluation criteria from the perspective of the AAB members.

Figure 4.4 shows that, like that of the youth, the most and the second most important criteria are “being important in historical development” and “association with historical event”. Except “age” ranked the fourth place, the third to the seventh place all belong to the category of “architectural merit”, start from “function”, “construction”, then “style” and lastly “aesthetic value”. “Being rare due to historical interest” and “being rare due to architectural merit” are in about the middle priorities.

Figure 4.3 Comparison of weights given by each AAB members in each criterion

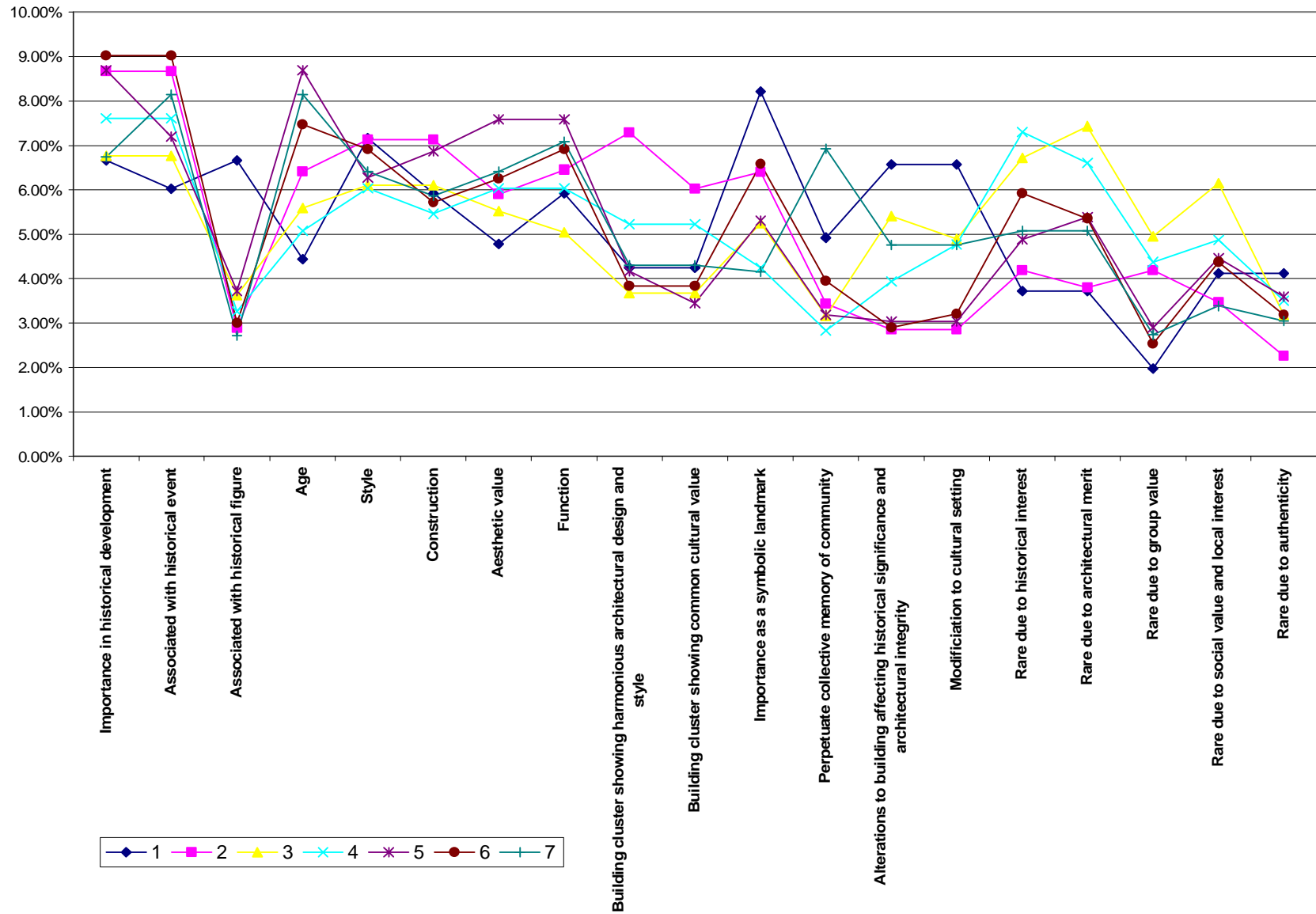
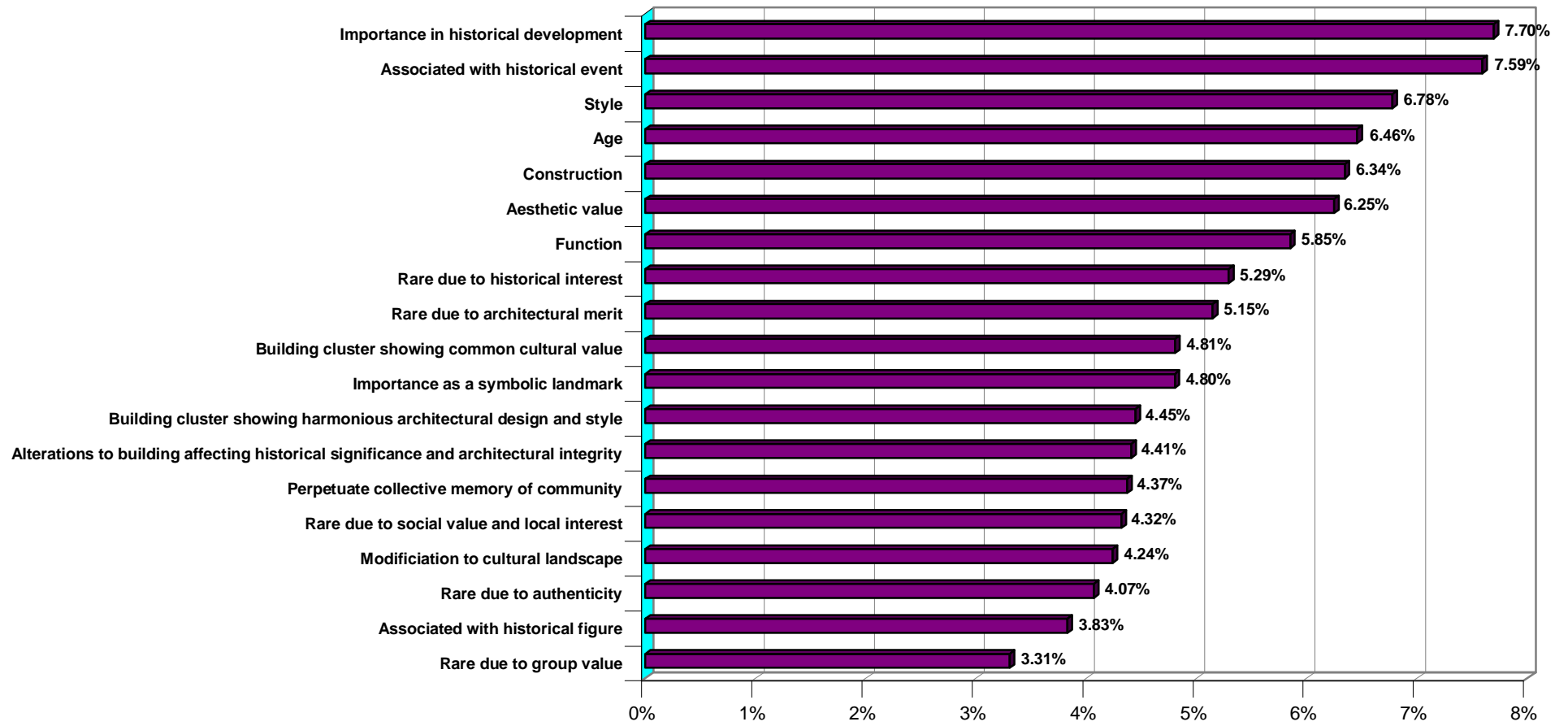


Figure 4.4 The weighting on each decision criterion from the perspective of AAB Members



In the lower half of the figure, from tenth to seventeenth places, the weightings between each criterion are very close (about 0.1% difference), thus it would be more appropriate to conclude that they are of very similar priorities. Six of them belong to the categories of “group value”, “social value and local interest” as well as “authenticity”, while the rest are “being rare due to social value and local interest” and “being rare due to authenticity”. The lowest two criteria in priority are “association with historical figure” and “being rare due to group value” respectively.

4.2 Evaluation of hypothesis

Hypothesis 1: The current grading regime of historic buildings cannot represent the interest of youth

As mentioned in Chapter 3, what a person thinks about the significance of the building is straightly reflected in the grading he/ she assessed, and the grading assessed hence represent the interest of that person towards a particular building. As seen from Table 4.1, there are more than 50% of the youth disagree buildings being graded as Grade I. There are more than 60% of the youth disagree buildings being graded as Grade II and nearly 70% of the youth disagree those graded as Grade III. Overall there are 62.80% of youth assessing grades of historic buildings which are different from that assessed by the members of the AAB. Moreover, the distribution of the disagreements disperses quite evenly over the 143 respondents. Although 60% disagreement is not a very vast majority, if we follow the voting mechanism of the AAB, in which simple majority decides the grading, many of the 21 surveyed historic buildings would not be the grading currently assigned if they are assessed by the youth. Their interest obviously cannot be all represented in the grading regime. Therefore it would be acceptable to conclude that this hypothesis is not refuted.

Hypothesis 2: The youth and members of the Antiquities Advisory Board have different perceptions to decision criteria determining the grading of historic buildings

To test this hypothesis, the rankings of two groups are compared to see if there are significant differences. Spearman's rank order correlation coefficient (r_s) is used. Table 4.2 shows the data analysis process.

Table 4.2 Analysis of ranking of two groups

Criterion	Youth's ranking	AAB members' ranking	D	D²
Associated with historical event(s), phase(s) or activity(ies)	2	2	0	0
Associated with historic figure(s)	6	18	-12	144
Importance in the historical development of Hong Kong	1	1	0	0
Age of the building	12	4	8	64
Style - as an example of an architectural style	11	3	8	64
Function - as an example of a building type	19	7	12	144
Construction - design, decoration, construction materials, technology and craftsmanship	9	5	4	16
Aesthetic Value - The building's external appearance contributes to visual quality of its vicinity	7	6	1	1
Importance in a building cluster of harmonious architectural design and style of Hong Kong or an integral component of an historical	18	12	6	36

complex				
Importance in a building cluster showing common cultural value(s) or historical development of Hong Kong	17	10	7	49
Importance as a symbolic or visual landmark recognized by the community	4	11	-7	49
Importance in depicting “cultural identity” and/ or perpetuating “collective memory” of the community	3	14	-11	121
Alterations to the building that adversely affect/ enhance its historical significance and architectural integrity	15	13	2	4
Modification to the cultural setting and the associated cultural landscapes	16	16	0	0
Being rare due to historical interest	5	8	-3	9
Being rare due to architectural merit	10	9	1	1
Being rare due to group value	14	19	-5	25
Being rare due to social value and local interest	8	15	-7	49
Being rare due to authenticity	13	17	-4	16
SUM of D²				648

There are 19 criteria in total, therefore $N=19$. Substituting N and D^2 to the equation in Chapter 3 describing the calculation of the Spearman’s rank order correlation coefficient (r_s), $r_s = 0.305$. How this figure is interpreted depends on the context and purpose of the study. Yet, according to Cohen (1969), the correlation is considered small if the figure ranges from 0.1 to 0.3 in the positive side. In this hypothesis testing, r_s is approximately 0.3. While it is hard to achieve absolute zero when comparing between two groups of people, a figure of 0.3

is still forceful to conclude that there is significant difference in the rankings of the two groups and thus this hypothesis is not refuted.

Hypothesis 3: The youth and members of the Antiquities Advisory Board put similar weights on the category of “historical interest”

In testing hypotheses 3 to 8, t-test is used. The data sets are tested in Microsoft Excel and the result of testing hypothesis 3 is as follows:

Table 4.3 t-test results on category of “historical interest”

t-Test: Two-Sample Assuming Unequal Variances

	<i>Variable 1</i>	<i>Variable 2</i>
Mean	0.3062794	0.2122097
Variance	0.0007787	0.0004434
Observations	143	7
Hypothesized Mean Difference	0	
df	7	
t Stat	11.342322	
P(T<=t) one-tail	4.637E-06	
t Critical one-tail	1.8945786	
P(T<=t) two-tail	9.273E-06	
t Critical two-tail	2.3646243	

As the P-value is very low (9.273E-06) and is lower than the significant value of 0.05, this means the probability of rejecting the null hypothesis H_0^a is relatively high. Therefore it is highly likely that there are significant differences in weights between the two groups on this category. Therefore hypothesis 3 is clearly refuted.

Hypothesis 4: The youth and members of the Antiquities Advisory Board put similar weights on the category of “architectural merit”

The result of testing hypothesis 4 is as follows:

Table 4.4 t-test results on category of “architectural merit”

t-Test: Two-Sample Assuming Unequal Variances

	<i>Variable 1</i>	<i>Variable 2</i>
Mean	0.1592974	0.2089868
Variance	0.0008905	0.0003261
Observations	143	7
Hypothesized Mean Difference	0	
df	8	
	-	
t Stat	6.8373816	
P(T<=t) one-tail	6.634E-05	
t Critical one-tail	1.859548	
P(T<=t) two-tail	0.0001327	
t Critical two-tail	2.3060041	

As the P-value is very low (0.0001327) and is lower than the significant value of 0.05, this means the probability of rejecting the null hypothesis H_0^b is relatively high. Therefore it is highly likely that there are significant differences in weights between the two groups on this category. Therefore hypothesis 4 is clearly refuted.

Hypothesis 5: The youth and members of the Antiquities Advisory Board put different weights on the category of “group value”

The result of testing hypothesis 5 is as follows:

Table 4.5 t-test results on category of “group value”

t-Test: Two-Sample Assuming Unequal Variances

	<i>Variable 1</i>	<i>Variable 2</i>
Mean	0.0619474	0.1416709
Variance	0.0003537	0.0013632
Observations	143	7
Hypothesized Mean Difference	0	
df	6	
	-	
t Stat	5.6768644	
P(T<=t) one-tail	0.0006435	
t Critical one-tail	1.9431803	
P(T<=t) two-tail	0.001287	
t Critical two-tail	2.4469118	

As the P-value is low (0.001287) and is lower than the significant value of 0.05, this means the probability of rejecting the null hypothesis H_0^c is relatively high. Therefore it is highly likely that there are significant differences in weights between the two groups on this category. Therefore hypothesis 5 is clearly not refuted.

Hypothesis 6: The youth and members of the Antiquities Advisory Board put different weights on the category of “social value and local interest”

The result of testing hypothesis 6 is as follows:

Table 4.6 t-test results on category of “social value and local interest”

t-Test: Two-Sample Assuming Unequal Variances

	<i>Variable 1</i>	<i>Variable 2</i>
Mean	0.2455216	0.1515358
Variance	0.002683	0.0009594
Observations	143	7
Hypothesized Mean Difference	0	
df	8	
t Stat	7.5292203	
P(T<=t) one-tail	3.369E-05	
t Critical one-tail	1.859548	
P(T<=t) two-tail	6.739E-05	
t Critical two-tail	2.3060041	

As the P-value is very low (6.739E-05) and is lower than the significant value of 0.05, this means the probability of rejecting the null hypothesis H_0^d is relatively high. Therefore it is highly likely that there are significant differences in weights between the two groups on this category. Therefore hypothesis 6 is clearly not refuted.

Hypothesis 7: The youth and members of the Antiquities Advisory Board put different weights on the category of “authenticity”

The result of testing hypothesis 7 is as follows:

Table 4.7 t-test results on category of “authenticity”

t-Test: Two-Sample Assuming Unequal Variances

	<i>Variable 1</i>	<i>Variable 2</i>
Mean	0.0912088	0.1405281
Variance	0.0042458	0.001844
Observations	143	7
Hypothesized Mean Difference	0	
df	7	
	-	
t Stat	2.8806715	
P(T<=t) one-tail	0.0118145	
t Critical one-tail	1.8945786	
P(T<=t) two-tail	0.0236289	
t Critical two-tail	2.3646243	

As the P-value is relatively low (0.0236289) and comparing with the significant value of 0.05, this means the probability of rejecting the null hypothesis H_0^e is relatively high. Therefore it is likely that there are significant differences in weights between the two groups on this category. Therefore it can be concluded that hypothesis 7 is not refuted.

Hypothesis 8: The youth and members of the Antiquities Advisory Board put different weights on the category of “rarity”

The result of testing hypothesis 8 is as follows:

Table 4.8 t-test results on category of “rarity”

t-Test: Two-Sample Assuming Unequal Variances

	<i>Variable 1</i>	<i>Variable 2</i>
Mean	0.1357454	0.1450687
Variance	0.0023731	0.0010056
Observations	143	7
Hypothesized Mean		
Difference	0	
df	7	
	-	
t Stat	0.7364806	
P(T<=t) one-tail	0.2426911	
t Critical one-tail	1.8945786	
P(T<=t) two-tail	0.4853822	
t Critical two-tail	2.3646243	

As the P-value is very high (0.4853822) and is much higher than the significant value of 0.05, this means the probability of rejecting the null hypothesis H_0^f is relatively low. Therefore it is likely that there are no significant differences in weights between the two groups on this category. Therefore it is clear that hypothesis 8 is refuted.

4.3 Discussion of the results

4.3.1 Differences in perceptions to evaluate criteria

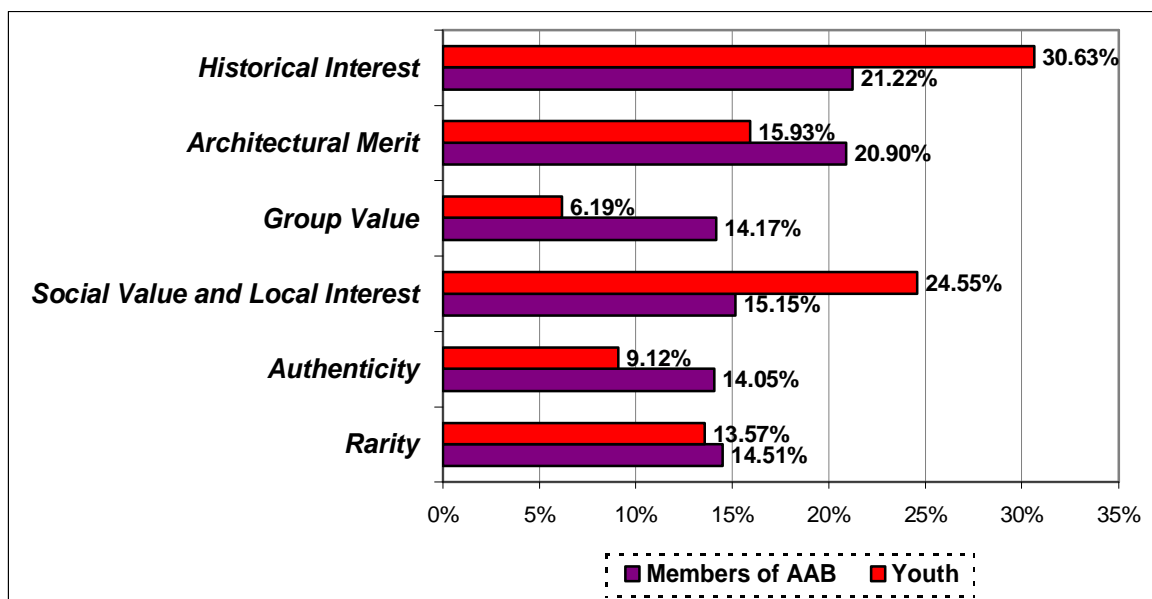
It has been tested that the youth and the AAB members do have different perceptions to the evaluate criteria used for evaluating historic buildings. Although the differences in

weights and the levels of difference between each criterion are not examined, at least we know that they do have different priority ranking towards the nineteen criteria. This finding can sufficiently support hypothesis 1 that the current grading cannot represent the interest of the youth, as what ranked as top priority by the AAB members may be ranked as low priority by the youth.

4.3.2 Weights on the six categories between two groups

For easier illustration, the means of the two groups on each category calculated above is compared and shown in Figure 4.5.

Figure 4.5 Comparison on the weighting on each category from the perspectives of youth and members of the AAB



4.3.3 Differences in weights between two groups

Historical interest

It is surprised to find that the weights are significantly different imposed by the youth and the AAB members. The youth did put much more weight than members of the AAB in this category. Yet in both group, historical interest still occupies the highest weight. If we look at the weights on the six categories separately group by group, the weights distribute to each category relatively more even in the group of AAB members than those of the youth. This means AAB members would not put exceptionally high weight on a particular category, but the youth are more likely to do so.

Architectural merit

It is also out of expectation that the weights are significantly different imposed by the youth and the AAB members. The original assertion is that both groups would put heavy weights to this category as it is closely related to other categories except “historical interest” and the other categories seems to be derived from this category. The AAB members do put quite a heavy weight on it, yet the youth do not. The youth is more likely in compliance with Hobson (2004)’s assertion that social value and local interest are different things with historical interest or architectural merit and should be a distinction from the two aspects. This implies that the youth may not agree that “architectural merit” is very inter-related with other categories. Instead, they treat each category as an independent case to look at.

Group value

It is reasonable that the two groups put different weights to this category, as said before, this is a rather new idea and the youth may not have a full understanding in it. Moreover, the weight given by the AAB members doubles than that given by the youth. It

can be seen that differences exist in the way that AAB members put more consideration to the correlation of a single building to the surrounding environment while the youth would focus on the individuality of a building.

Social value and local interest

The result is also not surprising that the weights are significantly different. Social value and local interest usually relate with events being happened in the building, rather than the physical structure of the building itself. They are usually tied with emotions or spirits (Antiquities Advisory Board 2007). Cultural identity or collective memory is usually related when talking about social value and local interest. Such ideas were not being paid attention to by the public in the past, yet with the increasing in importance of heritage conservation after the demolition of the Central Star Ferry Pier, they became important issues that the public has shown enormous concerns to them. The incorporation of the “collective memory” element in January 2007 by the Hong Kong government as a criterion to evaluate historic buildings (Ho 2007a) is a strong evidence showing the increasing concerns on it by the public. Moreover, it is not difficult to find young people in strike of protecting the Central Star Ferry Pier and the Queen’s Pier for keeping their shared memory. Yet as told by a member of the Antiquities Advisory Board, there are some members are conservative and doubt the significance of “perpetuating collective memory”, which forms a significant part of the category of “social value and local interest”. The difference in attitude explains why “social value and local interest” is weighted heavily by the youth, but not the AAB members. This also agrees with the original assertion in Chapter 3 that public are more preferable than AAB members to distinguish this category from architectural history.

Authenticity

Significant differences exist between the two groups mean the result is in compliance with the findings by Coeterier (2002) that lay people would accept modification as they see it as inherent in stream of culture, as long as the modification does not deviate very much from the original historical and architectural significance, and hence they are more lenient than expert in this aspect. This is further supported by the fact that the average weight given by the AAB members does heavier than that given by the youth.

Rarity

It is surprising that both groups do not have significant different in weights on this category. This is in contradiction with what Coeterier (2002) found in Netherlands that lay people there do not regard rarity as a criterion. They thought that rarity usually depends on historical knowledge but their knowledge is usually scarce. This may not be a concern by the youth in Hong Kong as related information and knowledge can be acquired easily through the internet and media. There is not much study on the attitude of how Hong Kong people treat this category. It is supposed that buildings being rare in Hong Kong already have a certain age or historical background, given that historical interest is ranked the highest by both groups, thus the combined effect will be people are more willing to conserve them. Yet the only forceful conclusion is that the youth and the AAB members do put very similar weights on this category.

4.4 Recommendations

Although this research has refined the scope to the youth, it is surely better that the interest of general public can be represented. Regarding this concern, several recommendations have been made below. Some of them have made reference to the opinions of the members of the AAB being interviewed.

1. Systematize the historic building evaluation methodology for better represent the interest of the general public

During the interviews with the AAB members, some stated that the AAB is an advisory board in which there are no requirement and responsibility for its decisions to represent the public. This is true, yet there is increasing need for the AAB to do so. In fact it is also the trend to do this. The re-appointment of the AAB members in 2007 has increased the number of members from 21 to 28 and half of the composition is newly-appointed. The then Secretary for Home Affairs Dr. Patrick Ho (2007b) explained that this arrangement was hoped to expand the community representation of the Board. He also claimed that the Board would find more ways to listen and gauge the general public, concern groups and stakeholders.

“The AAB is not acting as a public, but bringing the issue to the public,” said by one of the newly appointed members. Nevertheless, it would be more appropriate to say that the AAB should not only act as a public, but consider also the angles from experts. This is for sure that a representative evaluation should have both of the above. Yet, the AAB is currently only doing the latter part, but fail to do the public part. Bring the issue to the public would be a first step to connect AAB with the public, but there should be more to be done. While it is impossible to collect all the opinions from the public, we can only take an intermediate way.

The most effective way is to understand the perspectives of the public on historic building evaluation and incorporate them as part of the evaluation methodology. The current evaluation methodology, except there is a designated set of criteria to follow, is totally subjective. Although there are detailed analysis reports on historic buildings and references being made to the public opinions, finally when determining the grade, members of the AAB are doing evaluation based on their individual perceptions. The judgment is very subjective. In evaluation of historic buildings, it would be very difficult to avoid subjectivity, yet we can increase the objectivity by systematizing the evaluation methodology. There should be weightings which are agreed by the majority of the AAB members and the public assigned to every criterion. In another word, as said by one of the members of the AAB in South China Morning Post (2007b), there should be a marking scheme that is agreed by the public. In this way objectivity can be added to the methodology. Although the subjectivity cannot be totally avoided, it can be minimized. It is undoubtedly difficult to make such a marking scheme as large scale public consultation is necessary. Yet for the sake of better heritage evaluation and hence conservation, it is essential and the Government must be determined to get the job done.

2. Increase the openness of the Antiquities Advisory Board

As can be seen from the research findings, there are differences in weights between the youth and AAB members on most evaluation categories. One of the reasons such differences arise is due to lack of understandings on the public by the AAB members and on the AAB members by the public. It is suggested to further increase the openness of the Antiquities Advisory Board so that both parties can understand the stances of both sides. For example, the public can know why AAB members put more weight on group value and AAB members can better view the issue at the other side – why the public do not put much weight on group value. This can surely facilitate public representation in the grading regime.

3. Definite scale to be applied in each evaluation case

Here the scale means the mode and level of interaction of the elements of a historic building with the society. According to Pearce (2000), we are living in a range of nesting scales which are a field for cultural practice. The scales are separated into six levels, from the narrowest to the broadest, namely individual, family, local community, ethnic group, nation/sovereign state and the world. Evaluation of the level of significance of a historic building is always a relative issue. For example, if we look at the Queen's Pier at the scale of local community, it would be very significant. On the other hand, if we evaluate it at the scale of the world and compare its element in globally level, it would not be significant. Therefore the AAB members should make sure that they are looking a building at the scale commonly agreed by the public before doing evaluation. For an effective way to understand the public view, a member of the AAB suggested that there should be connection of the AAB with District Councils as they are constitutions which have a deeper understanding on the views of the public and they have the responsibility to build a better community.

4. Right for the public to initiate grading of historic buildings

Selection of historic buildings to be graded by the AAB is currently done by the AAB itself. Provided even a very representative evaluation methodology, it would be useless if significant historic buildings have been demolished before the evaluation. The best example is the case of King Yin Lei, where the building was prone to be demolished before the awareness of significant of it by the AAB (South China Morning Post 2007a). There are thousands of historic buildings in Hong Kong, yet currently there are only 495 buildings have been graded. This would be a very difficult task for the AAB members to prioritize which buildings are to be graded at the first hand. It is much easier for the AAB members to know

which buildings the public may see them important to be graded first by allowing the public to suggest which buildings are more pressing to be graded. Of course, the way of suggestion should not simply like sending a mail to ask for grading. Instead, a systematic mechanism specially designed for this purpose should be launched to improve the efficiency and to ensure all the suggestions are treated in a consistent way.

CHAPTER 5

Conclusion

As a concluding chapter, the founding of the study will be summarized. Then, the implication will be stated. Limitation of the study will also be spelled. Lastly, this dissertation will end with suggesting areas for further study.

5.1 Summary of the study

In view of the raising concern of the public to built heritage conservation and the recent dissatisfaction to the practice of the Government, the attempt of this study is to examine the current grading methodology and to find out the similarities and differences between the public and the members of the Antiquities Advisory Board on the weighting of various evaluation criteria in evaluation of historic buildings. Due to time and scale limitation, the study will focus on a particular group of the public which is considered as the most influential to the future society – the youth.

To proceed on the study, definitions on conservation terms were reviewed. There are various definitions but the main idea refers to processes to retain the cultural significance of a place. Reasons for conservation were also reviewed. The role of assessing the heritage significance in conservation was then examined. Afterwards, the literatures were focused on studying the current evaluation methodology of historic buildings adopted by the Antiquities Advisory Board of Hong Kong. Finally the role of public and the importance of the youth were studied.

The study was followed by putting forward eight hypotheses. The current grading regime is thought to be insufficiently representing the interest of the youth. Moreover, there are different perceptions to the evaluation criteria from the perspectives of the youth and the Antiquities Advisory Board members. Then, it is hypothesized that the two groups put similar weights to the evaluation categories of “historical interest” and “architectural merit”. It is also hypothesized that the two groups put different weights to the evaluation categories of “group value”, “social value and local interest”, “authenticity” and “rarity”. Non-structural fuzzy decision support system was adopted to analyze the priority weightings of the evaluation criteria. The first hypothesis was tested by comparing the grading assessed by the youth with the current grading assessed by the Antiquities Advisory Board members. The second hypothesis was tested by using Spearman’s rank order correlation coefficient. The rest of the hypotheses were tested by t-test.

The findings showed that over half of the youth surveyed assessed grades differently from the current grades assessed to historic buildings. The findings also showed that there are different ranking imposed by the two groups to the evaluation criteria. It was also found that except similar weights are imposed by both the groups on the category of “rarity”, different weights are imposed by the two groups on other categories. Finally the results were discussed and recommendations were made to improve the public representation in the Antiquities Advisory Board.

5.2 Implications of the study

The result of the study mentions that there are in total 62.8% of youth surveyed who hold a different view with the current grading of historic buildings. Although the percentage does not represent all the youth in Hong Kong, and they are not grading all the graded

historic buildings, this significant percentage does give indication that interest of many of the youth cannot be represented in the grading of some historic buildings. Historic buildings belong to all people in the society, all of them should also have a say in how significant those buildings are. Although the youth does not represent all the public, they will become the most important asset of the society and they are supposed to have the largest concern on the issues of the society. Their opinions definitely cannot be omitted. The findings in this study evidence the insufficiency of the decision of the AAB to cover the public opinions.

When one criterion being regarded as important by the youth is not regarded as important by the Antiquities Advisory Board members, the outcome of the grade cannot reflect what the youth thinks. Based on this correlation, it can be said that the difference in priority weighting towards the criteria to evaluate historic buildings is one of the reasons why the interest of the youth cannot be represented in the grading of historic buildings. Definitely, there may also be a variety of reasons causing this concern. They can be differences in criteria of evaluation, differences in manners towards characters of buildings, different education level, different age groups etc. However, given a list of criteria which they have been widely adopted worldwide, it is no doubt that difference in perception towards the criteria is one of the most direct and influencing causes that can lead to different judgments on level of significance. The priority of the youth found out in this study bears far-reaching policy implication for the Antiquities Advisory Board both to incorporate the youth's perceptions and to shorten the distance between Antiquities Advisory Board and the public.

Furthermore, the findings of this study can raise awareness of the public to the current grading practice of the Antiquities Advisory Board. This study also provides sound theoretical basis for future similar heritage studies.

5.3 Limitations of the study

1. Limited scope of the study

The current study examined the priority weightings of criteria towards historic buildings in general. Yet there are different types of historic buildings, e.g. church, temple, hall, pier etc. The founding will be more specific if the historic buildings are further divided into different types, provided the criteria may be to some extent varied towards different building types. The founding in this study represents only very general perceptions towards historic buildings, yet the priority pattern of the two different bodies can still be recognized in the study and act as a reference for further studies. Moreover, due to time limitation and limited scale of study, the general public is refined to the group of youth, which is considered relatively important in the future development of Hong Kong. The perceptions towards the evaluation criteria would have been more representative if different groups of the public were surveyed.

2. Limitation of the Non-structural fuzzy decision support system (NSFDSS)

According to Tam, *et al.* (2006), as the scale of importance in the NSFDSS simplifies the Analytical Hierarchy Process (AHP) into three options (More important, same important and less important), there are higher chance to have equal weightings between two criteria. In addition, scale from “slightly different” and “same important” is difficult to be judged, so in some situations the respondents have to compromise his behavioral preference.

3. Limited data sample size

The number of the youth being surveyed is 143 out of 0.6 millions of people aged 18-24 in Hong Kong. For members of the Antiquities Advisory Board, 7 out of 28 are

successfully surveyed. The limited sample size would affect the validity of the result. Furthermore, the number of graded historic buildings to be included in the questionnaire for analysis is only 21. As at February 2008, totally 495 historic buildings are graded. This may also affect the validity of the result. Yet the results generated in this study are considered sufficient to make implications to the current grading regime to a certain extent.

5.4 Areas for further studies

1. Inclusion of different groups of public

This study only focuses on the group of the youth. Yet, there may be some differences in the interpretation or perception between different groups of the public, such as different age groups, education backgrounds or districts. It is important to draw up a full picture of the public and to know their different concerns in order to establish a widely recognized historic building evaluation regime.

2. Further investigation on the evaluation criteria

In this study, the evaluation criteria being examined are those adopted by the Antiquities Advisory Board. However, there are other criteria that the public may think necessary to be included in the evaluation. It is suggested to find out if there are such criteria so as to widen the aspects of evaluation.

3. Update on perceptions over time

There is changing interpretation and attitudes towards conservation over time. Therefore the perceptions of different groups towards evaluation criteria of historic buildings

need to be updated so as to cope with the changing conservation environment. This can be done by surveying their ranking and weights of different evaluation criteria.

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APPENDICES

Appendix 1 – Historic Building Grading Form of Antiquities Advisory Board

Antiquities Advisory Board Historic Building Grading Form

Name of Building:

1.	<i>Historical Interest</i>			
(a) Associated with historical event(s), phase(s) or activity(ies)	Associated with extremely significant event(s) at territory/ national level <input type="checkbox"/>	Only associated with very significant event(s) at district/ regional level <input type="checkbox"/>	Only associated with significant event(s) of local community <input type="checkbox"/>	Little or no Association <input type="checkbox"/>
(b) Associated with historic figure(s)	Associated with historic figure(s) at territory/ national level <input type="checkbox"/>	Associated with historic figure(s) at district/ regional level <input type="checkbox"/>	Associated with historic figure(s) of local community <input type="checkbox"/>	Little or no Association <input type="checkbox"/>
(c) Importance in the historical development of Hong Kong	Important at territory level <input type="checkbox"/>	Only important at district/ regional level <input type="checkbox"/>	Only important to local community <input type="checkbox"/>	Little importance <input type="checkbox"/>
(d) Age of the building	1899 or earlier <input type="checkbox"/>	1900-1919 <input type="checkbox"/>	1920-1939 <input type="checkbox"/>	1940-1970 <input type="checkbox"/>
2.	<i>Architectural Merit</i>			
(a) Style - as an example of an architectural style	Excellent example <input type="checkbox"/>	Very good example <input type="checkbox"/>	Good Example <input type="checkbox"/>	Ordinary example <input type="checkbox"/>

Appendix 1 – Historic Building Grading Form of Antiquities Advisory Board

(b) Function - as an example of a building type	Excellent example <input type="checkbox"/>	Very good example <input type="checkbox"/>	Good Example <input type="checkbox"/>	Ordinary example <input type="checkbox"/>
(c) Construction - design, decoration, construction materials, technology and craftsmanship	Excellent construction <input type="checkbox"/>	Very good construction <input type="checkbox"/>	Good construction <input type="checkbox"/>	Ordinary construction <input type="checkbox"/>
(d) Aesthetic Value - The building's external appearance contributes to visual quality of its vicinity	Very high aesthetic value <input type="checkbox"/>	High aesthetic value <input type="checkbox"/>	Ordinary aesthetic value <input type="checkbox"/>	Little aesthetic value <input type="checkbox"/>
3.	<i>Group Value</i>			
(a) Importance in a building cluster of harmonious architectural design and style of Hong Kong or an integral component of an historical complex	Very Important <input type="checkbox"/>	Important <input type="checkbox"/>	Some importance <input type="checkbox"/>	Little or no importance <input type="checkbox"/>
(b) Importance in a building cluster showing common cultural value(s) or historical development of Hong Kong	Important to a region <input type="checkbox"/>	Only important to a district <input type="checkbox"/>	Only important to a place <input type="checkbox"/>	Little or no importance to an area <input type="checkbox"/>

Appendix 1 – Historic Building Grading Form of Antiquities Advisory Board

4.	<i>Social Value and Local Interest</i>			
(a) Importance as a symbolic or visual landmark recognized by the community	Important at territory level <input type="checkbox"/>	Important at district/ regional level <input type="checkbox"/>	Only important to the people of a place <input type="checkbox"/>	Only important at individual's level <input type="checkbox"/>
(b) Importance in depicting "cultural identity" and/ or perpetuating "collective memory" of the community	Important at territory level <input type="checkbox"/>	Important at district/ regional level <input type="checkbox"/>	Only important to the people of a place <input type="checkbox"/>	Only important at individual's level <input type="checkbox"/>
5.	<i>Authenticity</i>			
(a) Alterations to the building that adversely affect/ enhance its historical significance and architectural integrity	No notable alterations OR Alteration(s)/ change(s) associated with a historic figure/ event that enhanced its heritage/cultural significance or/ and architectural value <input type="checkbox"/>	Only superficially altered, little impact on overall integrity <input type="checkbox"/>	Moderately altered, but the original design still discernible <input type="checkbox"/>	Considerably altered to detract greatly from its integrity <input type="checkbox"/>
(b) Modification to the cultural setting and the associated cultural landscapes	Its cultural setting well preserved OR Compatible modification that enhanced the overall ambience/ environment <input type="checkbox"/>	Only superficially modified, little impact on overall environment <input type="checkbox"/>	Moderately modified, but the original environment still discernible <input type="checkbox"/>	Considerably modified to detract greatly from its environment <input type="checkbox"/>

Appendix 1 – Historic Building Grading Form of Antiquities Advisory Board

6.	<i>Rarity</i>			
Being rare due to the a) historical interest; and/or b) architectural merit; and/or c) group value; and/or d) social value & local interest; and/or e) authenticity of the building	Very rare <input type="checkbox"/>	Rare <input type="checkbox"/>	Moderately rare <input type="checkbox"/>	Least or not rare <input type="checkbox"/>
7.	Other Remarks			

Overall grading : Grade I ☐ II ☐ III ☐ Not to be graded ☐

(Source: Antiquities Advisory Board 2007)

Appendix 2 – Evaluation criteria defined by the Antiquities Advisory Board

3. CRITERIA

3.1 Historic Interest

- 3.1.1 Close historical association with significant event(s) in the historical and cultural development of Hong Kong.
- 3.1.2 This refers to the association of a building with historic figure(s), being real person(s) important for the development of Hong Kong. For buildings like Chinese temples dedicated to mythical figures, e.g. Hau Wong and Kwan Tai, their association with such mythical figures should be assessed within the framework of the “Social Value and Local Interest” of the buildings (See section 3.4).
- 3.1.3 This refers to the quality of a building which illustrates important aspects of the social, economic, cultural or military history of Hong Kong.
- 3.1.4 The building should bear a testimony to a cultural tradition, a culture or a phenomenon (or phenomena) which is living or which has disappeared.
- 3.1.5 Building age should be above 30 years and the building should have been built in or prior to 1970, unless it is of exceptional quality and significance.

3.2 Architectural Merit

- 3.2.1 This refers to the quality of a building which is of importance to the architectural development of Hong Kong.
- 3.2.2 High score should be accorded to buildings which demonstrate developments in architecture or technology, town-planning or landscape design which illustrate (a) significant stage(s) in local history.
- 3.2.3 Importance to the place for the interest of their architectural design, plan forms, decoration, craftsmanship, construction techniques (e.g. building exhibiting particular technological innovation or virtuosity) or use of materials/ fabric.
- 3.2.4 High score should be accorded to buildings exhibiting an important interchange of human values, over a span of time or within a cultural area, on developments in architecture or technology, town-planning or landscape design.

Appendix 2 – Evaluation criteria defined by the Antiquities Advisory Board

3.3 Group Value

- 3.3.1 This refers to groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of significant universal value from the point of view of history or architecture.
- 3.3.2 Significance as a group of buildings of harmonious design and style which enhance and exhibit the character or history of a streetscape, a district or a place. The external appearance of a group of buildings reflects obvious visual quality which enhances the aesthetic value of Hong Kong. (e.g. a group of shophouses at Nos. 600 to 626 Shanghai Street exhibit the modern urban streetscape of Hong Kong).
- 3.3.3 The group of buildings should demonstrate a fine example of a historical human settlement or land-use, such as walled villages, terraces or purpose-built compound, which is representative of a culture, or human interaction with the environment especially when it has become vulnerable under the impact of irreversible changes.
- 3.3.4 The group of buildings should bear a unique or at least exceptional testimony to a cultural tradition which is living or which has disappeared, or to an important historical development of Hong Kong. (e.g. historic aviation structures at Kai Tak Airport reflecting the aviation development of Hong Kong like Ex-RAF Station, Far East Flying School and the Old Pillbox at Diamond Hill CDA site, are located at Kwun Tong, Kln City and Wong Tai Sin districts respectively).

3.4 Social Value and Local Interest

- 3.4.1 Significance as a symbolic or visual landmark recognized by the community for symbolic, spiritual, emotional or nostalgic reasons.
- 3.4.2 Importance in depicting the “cultural identity” and perpetuating the “collective memory” of the community.
- 3.4.3 The collective memory to be directly or tangibly associated with events or living traditions and customs, with ideas, or with beliefs.

Appendix 2 – Evaluation criteria defined by the Antiquities Advisory Board

3.5 Authenticity

- 3.5.1 This refers to quality of buildings which have undergone little modifications and retained most of its original features, materials and character.
- 3.5.2 Alterations and additions at a later stage should not detract from the original architectural expression, including its design, material and workmanship or setting and the associated cultural landscapes.
- 3.5.3 Significant interactions between people and the natural environment are recognized as cultural landscapes.
- 3.5.4 Except for those changes or alterations that are of historical or architectural significance associated with historic event or figure, or represent a significant technological achievement.

3.6 Rarity

The comparative rarity of a building within the same building type can be assessed in accordance with the following aspects:

3.6.1 Historical Interest:

The rarity of a building can be associated with the historical interest it embodies. The stronger is the association of the building with historical event(s)/ phase(s)/ activity(ies) and/or figure(s), the more it can reflect the historical development of Hong Kong, and/ or the older it is, the higher the score will be allocated to it in terms of rarity; and/or

3.6.2 Architectural Merit:

This can also refer to buildings which represent the only or the few surviving examples of a particular type or style of architecture, building technology or fabric of Hong Kong, and are significant in exhibiting a rare or uncommon design, tradition (including traditional trades and crafts) or custom that is of exceptional interest to the community; and/or

3.6.3 Group value; and/or

3.6.4 Social value and local interest; and/or

3.6.5 Authenticity:

This includes the architectural and cultural integrity and setting of a building.

(Source: Antiquities Advisory Board 2007)

Appendix 3 – Explanations of main criteria used to evaluate historic buildings in U.K.

Explanations of Main Criteria Used to Evaluate Historic Buildings in U.K.

architectural interest: all buildings which are nationally important for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and techniques, and significant plan forms

historic interest: this includes buildings which illustrate important aspects of the nation's social, economic, cultural or military history

close historical association with nationally important buildings or events

group value, especially where buildings comprise an important architectural or historic unity or are a fine example of planning (such as squares, terraces and model villages)

(Source: English Heritage 2007a)

Appendix 4 – Questionnaire in the research

Questionnaire

Evaluation of Historic Buildings in Hong Kong from Youth's Perspective

The objectives of this questionnaire is to assess the weighting on the importance of various criteria which determine the grading of historic buildings in Hong Kong as well as to identify the grading of different historic buildings if assessed in the perspective of youth.

The questionnaire will take for about **20 minutes** to be completed. It consists of three parts. Part 1(a) assesses the priority of different decision criteria through pair-wise comparison. Part 1(b) assesses the weighting of the prioritized decision criteria in Part 1(a). Part 2 assesses the grading of 21 selected historic buildings.

Appendix 4 – Questionnaire in the research

Part 1(a) (Please refer to *Annex 1* for Explanations of Criteria and Sub-criteria)

A: Criteria

Please **indicate a scale (0, 0.5, 1)** in the following boxes to weight the importance of the following 6 criteria against each other.

Criteria	Historical Interest	Architectural Merit	Group Value	Social Value and Local Interest	Authenticity	Rarity
Historical Interest	0.5					
Architectural Merit	--	0.5				
Group Value	--	--	0.5			
Social Value and Local Interest	--	--	--	0.5		
Authenticity	--	--	--	--	0.5	
Rarity	--	--	--	--	--	0.5

決定因素	歷史價值	建築價值	組合價值	社會價值和地區價值	真確程度	罕有程度
歷史價值	0.5					
建築價值	--	0.5				
組合價值	--	--	0.5			
社會價值和地區價值	--	--	--	0.5		
真確程度	--	--	--	--	0.5	
罕有程度	--	--	--	--	--	0.5

Appendix 4 – Questionnaire in the research

B: Sub-criteria

Please **indicate a scale (0, 0.5, 1)** in the following boxes to weight the importance of the following sub-criteria against each other in each main criteria.

1. Historical Interest:

Sub-criteria	Associated with historical event(s), phase(s) or activity(ies)	Associated with historic figure(s)	Importance in the historical development of Hong Kong	Age of the building
Associated with historical event(s), phase(s) or activity(ies)	0.5			
Associated with historic figure(s)	--	0.5		
Importance in the historical development of Hong Kong	--	--	0.5	
Age of the building	--	--	--	0.5

次級決定因素	與歷史事件、時期或活動的關係	與歷史人物的關係	對香港歷史發展的重要性	建築物的年齡
與歷史事件、時期或活動的關係	0.5			
與歷史人物的關係	--	0.5		
對香港歷史發展的重要性	--	--	0.5	
建築物的年齡	--	--	--	0.5

Appendix 4 – Questionnaire in the research

2. Architectural Merit:

Sub-criteria	Style - as an example of an architectural style	Function - as an example of a building type	Construction - design, decoration, construction materials, technology and craftsmanship	Aesthetic Value - The building's external appearance contributes to visual quality of its vicinity
Style - as an example of an architectural style	0.5			
Function - as an example of a building type	--	0.5		
Construction - design, decoration, construction materials, technology and craftsmanship	--	--	0.5	
Aesthetic Value - The building's external appearance contributes to visual quality of its vicinity	--	--	--	0.5

次級決定因素	風格：作為某種建築風格的例子	功能：作為某類型建築物的例子	建造：設計、裝飾、建造材料、技術和工藝	美學價值：建築物的外觀提高附近環境的美感
風格：作為某種建築風格的例子	0.5			
功能：作為某類型建築物的例子	--	0.5		
建造：設計、裝飾、建造材料、技術和工藝	--	--	0.5	
美學價值：建築物的外觀提高附近環境的美感	--	--	--	0.5

Appendix 4 – Questionnaire in the research

3. Group Value:

Sub-criteria	Importance in a building cluster of harmonious architectural design and style of Hong Kong or an integral component of an historical complex	Importance in a building cluster showing common cultural value(s) or historical development of Hong Kong
Importance in a building cluster of harmonious architectural design and style of Hong Kong or an integral component of an historical complex	0.5	
Importance in a building cluster showing common cultural value(s) or historical development of Hong Kong	--	0.5

次級決定因素	在香港建築設計和風格和諧的建築群中所佔的重要性或歷史群組中重要的組成部分	在顯示相同文化價值或香港歷史發展的建築群中所佔的重要性
在香港建築設計和風格和諧的建築群中所佔的重要性或歷史群組中重要的組成部分	0.5	
在顯示相同文化價值或香港歷史發展的建築群中所佔的重要性	--	0.5

4. Social Value and Local Interest:

Sub-criteria	Importance as a symbolic or visual landmark recognized by the community	Importance in depicting cultural identity” and/ perpetuating collective memory” of the community
Importance as a symbolic or visual landmark recognized by the community	0.5	
Importance in depicting cultural identity” and/ perpetuating collective memory” of the community	--	0.5

次級決定因素	作為社會公認的象徵性或視覺上地標的重要性	在顯示“文化身分”和／或延續社會“集體回憶”方面的重要性
作為社會公認的象徵性或視覺上地標的重要性	0.5	
在顯示“文化身分”和／或延續社會“集體回憶”方面的重要性	--	0.5

Appendix 4 – Questionnaire in the research

5. Authenticity:

Sub-criteria	Alterations to the building that adversely affect/ enhance its historical significance and architectural integrity	Modification to the cultural setting and the associated cultural landscapes
Alterations to the building that adversely affect/ enhance its historical significance and architectural integrity	0.5	
Modification to the cultural setting and the associated cultural landscapes	--	0.5

次級決定因素	建築物曾作改建，以致其歷史重要性和建築完整性減少／增加	文化環境及相關的文化面貌曾作修改
建築物曾作改建，以致其歷史重要性和建築完整性減少／增加	0.5	
文化環境及相關的文化面貌曾作修改	--	0.5

6. Rarity. Being rare due to the building's

Sub-criteria	Historical interest	Architectural merit	Group value	Social value & local interest	Authenticity
Historical interest	0.5				
Architectural merit	--	0.5			
Group value	--	--	0.5		
Social value & local interest	--	--	--	0.5	
Authenticity	--	--	--	--	0.5

次級決定因素	歷史價值	建築價值	組合價值	社會價值和地區價值	真確程度
歷史價值	0.5				
建築價值	--	0.5			
組合價值	--	--	0.5		
社會價值和地區價值	--	--	--	0.5	
真確程度	--	--	--	--	0.5

Appendix 4 – Questionnaire in the research

Part 1(b) With reference to the priority made in **Part 1(a)**, please insert a percentage to each box to show their relative weightings:

Historic Building Grading Decision					
Historical Interest (_____%) Associated with historical event(s), phase(s) or activity(ies) (_____%) Associated with historic figure(s) (_____%) Importance in the historical development of Hong Kong (_____%) Age of the building (_____%) Aesthetic Value - The building's external appearance contributes to visual quality of its vicinity (_____%) Architectural Merit (_____%) Style - as an example of an architectural style (_____%) Function - as an example of a building type (_____%) Construction - design, decoration, construction materials, technology and craftsmanship (_____%) Group Value (_____%) Importance in a building cluster of harmonious architectural design and style of Hong Kong or an integral component of an historical complex (_____%) Importance in a building cluster showing common cultural value(s) or historical development of Hong Kong (_____%) Social Value and Local Interest (_____%) Importance as a symbolic or visual landmark recognized by the community (_____%) Importance in depicting cultural identity” and/ perpetuating collective memory” of the community (_____%) Authenticity (_____%) Alterations to the building that adversely affect/ enhance its historical significance and architectural integrity (_____%) Modification to the cultural setting and the associated cultural landscapes (_____%) Rarity (_____%) Being rare due to the historical interest (_____%) Being rare due to the architectural merit (_____%) Being rare due to the group value (_____%) Being rare due to the social value & local interest (_____%) Being rare due to the authenticity (_____%) 					

Appendix 4 – Questionnaire in the research

歷史建築評級的決定					
歷史價值 (_____%)	建築價值 (_____%)	組合價值 (_____%)	社會價值和地區價值 (_____%)	真確程度 (_____%)	罕有程度 (_____%)
與歷史事件、時期或活動的關係 (_____%)	風格：作為某種建築風格的例子 (_____%)	在香港建築設計和風格和諧的建築群中所佔的重要性或歷史群組中重要的組成部分 (_____%)	作為社會公認的象徵性或視覺上地標的重要性 (_____%)	建築物曾作改建，以致其歷史重要性和建築完整性減少／增加 (_____%)	罕有，基於其歷史價值 (_____%)
與歷史人物的關係 (_____%)	功能：作為某類型建築物的例子 (_____%)	在顯示相同文化價值或香港歷史發展的建築群中所佔的重要性 (_____%)	在顯示“文化身分”和／或延續社會“集體回憶”方面的重要性 (_____%)	文化環境及相關的文化面貌曾作修改 (_____%)	罕有，基於其建築價值 (_____%)
對香港歷史發展的重要性 (_____%)	建造：設計、裝飾、建造材料、技術和工藝 (_____%)				罕有，基於其組合價值 (_____%)
建築物的年齡 (_____%)	美學價值：建築物的外觀提高附近環境的美感 (_____%)				罕有，基於其社會價值和地區價值 (_____%)
					罕有，基於其真確程度 (_____%)

Appendix 4 – Questionnaire in the research

Part 2

Please grade the following buildings, with reference to the decision criteria in **Part 1**
(The details of the buildings are shown in **Annex 2**):

Please “Ü” the appropriate box

	Grade I 一級	Grade II 二級	Grade III 三級	Not to be graded 不予評級
1. Block 41 (Mei Ho House), Shek Kip Mei Estate 石硤尾邨第四十一座(美荷樓)				
2. Blue House 藍屋				
3. Ching Shu Hin 清暑軒				
4. Dragon Garden 龍園				
5. Ex-Western Fire Station 前西區消防局				
6. Haw Par Mansion 虎豹別墅				
7. Hung Shing Temple 洪聖廟				
8. Jamia Mosque 回教清真禮拜總堂				
9. King's College 英皇書院				
10. Kom Tong Hall 甘棠第				
11. Lui Seng Chun 雷生春				
12. Man Mo Temple 文武廟				
13. No.28 Kennedy Road 堅尼地道 28 號				
14. Old Dairy Farm Depot 舊牛奶公司倉庫				
15. Old Tsan Yuk Maternity Hospital 舊贊育醫院				
16. Rosary Church 玫瑰堂				
17. St. Margaret's Church 聖瑪加利大堂				
18. Stone House 石寓				
19. Tsang Tai Uk 曾大屋				
20. Wan Chai Market 灣仔街市				
21. Yau Ma Tei Police Station 油麻地警署				

Appendix 5 – Annex A of the questionnaire

1.) Historic Interest

- 1.1 Close historical association with significant event(s) in the historical and cultural development of Hong Kong.
- 1.2 This refers to the association of a building with historic figure(s), being real person(s) important for the development of Hong Kong. For buildings like Chinese temples dedicated to mythical figures, e.g. Hau Wong and Kwan Tai, their association with such mythical figures should be assessed within the framework of the “Social Value and Local Interest” of the buildings (See section 3.4).
- 1.3 This refers to the quality of a building which illustrates important aspects of the social, economic, cultural or military history of Hong Kong.
- 1.4 The building should bear a testimony to a cultural tradition, a culture or a phenomenon (or phenomena) which is living or which has disappeared.
- 1.5 Building age should be above 30 years and the building should have been built in or prior to 1970, unless it is of exceptional quality and significance.

2.) Architectural Merit

- 2.1 This refers to the quality of a building which is of importance to the architectural development of Hong Kong.
- 2.2 High score should be accorded to buildings which demonstrate developments in architecture or technology, town-planning or landscape design which illustrate (a) significant stage(s) in local history.
- 2.3 Importance to the place for the interest of their architectural design, plan forms, decoration, craftsmanship, construction techniques (e.g. building exhibiting particular technological innovation or virtuosity) or use of materials/ fabric.
- 2.4 High score should be accorded to buildings exhibiting an important interchange of human values, over a span of time or within a cultural area, on developments in architecture or technology, town-planning or landscape design.

3.) Group Value

- 3.1 This refers to groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of significant universal value from the point of view of history or architecture.

Appendix 5 – Annex A of the questionnaire

- 3.2 Significance as a group of buildings of harmonious design and style which enhance and exhibit the character or history of a streetscape, a district or a place. The external appearance of a group of buildings reflects obvious visual quality which enhances the aesthetic value of Hong Kong. (e.g. a group of shophouses at Nos. 600 to 626 Shanghai Street exhibit the modern urban streetscape of Hong Kong).
- 3.3 The group of buildings should demonstrate a fine example of a historical human settlement or land-use, such as walled villages, terraces or purpose-built compound, which is representative of a culture, or human interaction with the environment especially when it has become vulnerable under the impact of irreversible changes.
- 3.4 The group of buildings should bear a unique or at least exceptional testimony to a cultural tradition which is living or which has disappeared, or to an important historical development of Hong Kong. (e.g. historic aviation structures at Kai Tak Airport reflecting the aviation development of Hong Kong like Ex-RAF Station, Far East Flying School and the Old Pillbox at Diamond Hill CDA site, are located at Kwun Tong, Kln City and Wong Tai Sin districts respectively).

4.) Social Value and Local Interest

- 4.1 Significance as a symbolic or visual landmark recognized by the community for symbolic, spiritual, emotional or nostalgic reasons.
- 4.2 Importance in depicting the “cultural identity” and perpetuating the “collective memory” of the community.
- 4.3 The collective memory to be directly or tangibly associated with events or living traditions and customs, with ideas, or with beliefs.

5.) Authenticity

- 5.1 This refers to quality of buildings which have undergone little modifications and retained most of its original features, materials and character.
- 5.2 Alterations and additions at a later stage should not detract from the original architectural expression, including its design, material and workmanship or setting and the associated cultural landscapes.

Appendix 5 – Annex A of the questionnaire

- 5.3 Significant interactions between people and the natural environment are recognized as cultural landscapes.
- 5.4 Except for those changes or alterations that are of historical or architectural significance associated with historic event or figure, or represent a significant technological achievement.

6.) Rarity

The comparative rarity of a building within the same building type can be assessed in accordance with the following aspects:

6.1 Historical Interest:

The rarity of a building can be associated with the historical interest it embodies. The stronger is the association of the building with historical event(s)/ phase(s)/ activity(ies) and/or figure(s), the more it can reflect the historical development of Hong Kong, and/ or the older it is, the higher the score will be allocated to it in terms of rarity; and/or

6.2 Architectural Merit:

This can also refer to buildings which represent the only or the few surviving examples of a particular type or style of architecture, building technology or fabric of Hong Kong, and are significant in exhibiting a rare or uncommon design, tradition (including traditional trades and crafts) or custom that is of exceptional interest to the community; and/or

6.3 Group value; and/or

6.4 Social value and local interest; and/or

6.5 Authenticity:

This includes the architectural and cultural integrity and setting of a building

Appendix 5 – Annex A of the questionnaire

1) 歷史價值

- 1.1 與香港歷史和文化發展的重大事件有密切的歷史關係。
- 1.2 指建築物與歷史人物的關係。歷史人物是指對香港發展具有重要性的真實人物。一些建築物，如供奉侯王、關帝等神明的華人廟宇，在評估其與此等神明的關係時應從建築物的“社會價值和地區價值”的框架出發（見第3.4節）。
- 1.3 指建築物的質素可說明香港社會、經濟、文化或軍事史中的重要部分。
- 1.4 建築物可見證現存或已消失的文化傳統、文化或現象。
- 1.5 建築物除非質素超凡及特別重要，否則須於一九七〇年或之前落成，樓齡三十年以上。

2) 建築價值

- 2.1 指建築物的質素對香港建築發展具重要性。
- 2.2 建築物表現了建築學或科技、城市規劃或園林設計的發展，說明了本港歷史的重要階段，應給予高的評分。
- 2.3 建築物的建築設計、布局、裝飾、工藝、建築技術(例如展現某種創新或精湛技術)或使用的材料／物料，對該處地方具有重要價值。
- 2.4 建築物在建築學或科技、城市規劃或園林設計的發展方面，展示人類的價值觀在某一段時期或文化地域內的重要交流，應給予高的評分。

3) 組合價值

- 3.1 指由多幢獨立或相連建築物組成的建築組群，因其在建築風格、同質性或在環境中所佔位置，從歷史或建築學的角度而言具有重要普遍價值。
- 3.2 作為一組設計和風格和諧一致的建築群，在增加和展示某街道、地區或地方的個性或歷史方面具重大意義。建築群的外貌在視覺上明顯具有美化香港的質素（例如上海街600至626號的一組唐樓展現香港現代都市的街貌）。
- 3.3 建築群應為歷史上人類聚居或土地利用的範例，例如圍村、排屋、為特定目的而興建的建築群等，就代表 某個文化，或是人與環境之間的互動，特別是建築群已受到不可逆轉的改變所影響。

Appendix 5 – Annex A of the questionnaire

3.4 建築群應是某現存或已消失的文化傳統或香港某重要歷史發展的唯一或起碼是罕有的見證。（例如反映香港航空發展的啓德機場歷史航空構築物，包括分別位於觀塘、九龍城和黃大仙區的前皇家空軍基地、舊遠東飛行學校和鑽石山綜合發展區的機槍庫。）

4) 社會價值和地區價值

4.1 社會所公認的因象徵、精神、感情、懷舊等原因而具有象徵意義的或視覺上的重要地標。

4.2 在顯示“文化身分”和延續社會的“集體回憶”方面有其重要性。

4.3 集體回憶應與事件或現有傳統和習俗、與觀念或與信念有直接或實在的關係。

5) 真確程度

5.1 指就質素而言，建築物沒有什 修改，並保留了大部分原有的特色、材料和個性。

5.2 後期的改建和增建工程未有使建築物偏離原有建築的表現方式，包括其設計、材料與手工或背景和相關的文化環境。

5.3 人與自然環境之間的重要互動屬於文化環境。

5.4 具歷史或建築意義、與歷史事件或人物有關或代表 重要科技成就的改動或改建，則屬例外。

6) 罕有程度

個別建築物在同一類型建築物中是否相對罕有，可從以下幾方面加以評估：

6.1 歷史價值：

建築物的罕有程度可與其體現的歷史價值有關。建築物與歷史事件／時期／活動及／或人物的關係愈密切，愈能反映香港歷史的發展，及／或建築物愈是年代久遠，以罕有程度而言則得分愈高；及／或

Appendix 5 – Annex A of the questionnaire

6.2 建築價值：

也指建築物屬香港個別建築類型或風格、建築技術或結構的僅存或少數尚存例子，以及由於建築物展現罕有或不常見的設計、傳統（包括傳統行業或工藝）或風俗，令社會人士特別感興趣，因而具有重大意義；

6.3 組合價值；及／或

6.4 社會價值和地區價值；及／或

6.5 真確程度：

包括建築物的建築和文化的完整性與環境。

End of Annex 1

Appendix 6 – Annex B of the questionnaire

Block 41 (Mei Ho House), Shek Kip Mei Estate 石硤尾邨第四十一座(美荷樓)

Address: Block 41 (Mei Ho House),
Shek Kip Mei Estate

地址: 石硤尾邨第四十一座(美荷樓)

Shek Kip Mei Estate is the first public housing estate in Hong Kong, and is located in Sham Shui Po. The estate was constructed as a result of a fire in Shek Kip Mei in 1953 to alleviate the immediate housing need in order to settle the families of over 53,000 inhabitants in the squats over the hill that lost their homes in one night. Redevelopment of the estate was commenced in 1972, with new towers coming on stream between 1979 and 1982.

石硤尾邨美荷樓是石硤尾邨最早興建的徙廈之一，位於香港九龍深水埗。1953年聖誕夜深水埗發生石硤尾寮屋區大火，令5萬3千名災民無家可歸。當時港英政府為了盡快為災民提供安身之所，便火速在原址附近興建徙置大廈。美荷樓於1972年重建並於1979至1982年間改建。



Blue House 藍屋

Address: No. 72-74a Stone Nullah Lane, Wan Chai,
Hong Kong

地址: 香港灣仔石水渠街 72-74a 號

The building was the original site of the hospital “Wah To Hospital”, which was built in the 1870s in Wan Chai. The building was demolished in the 1920s. It was turned into a 4-storey tenement block and was subsequently used as a martial arts school in the 1950s by Lam Cho, the nephew of Wong Fei-hung’s apprentice — Lam Sai-wing, and as an osteopathy clinic in the 1960s. The two wooden stairs, with all the original elements intact, are well maintained. It is one of the few remaining examples of *Tong Lau* of the balcony type in Hong Kong.

藍屋原址曾是一所醫院，名為「華佗醫院」。1920年代拆卸後興建現在四層高建築，為黃飛鴻徒弟林世榮姪兒林祖開設的武館取代，再於1960年代林祖的武館改為其兒子林鎮顯的醫館。樓梯間的牆壁、單位內的窗戶同樣由木材製造，是香港少數餘下有露台建築的唐樓。



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Ching Shu Hin 清暑軒

Address: Nos.104 & 109 Hang Mei Tsuen, Ping Shan, Yuen Long, New Territories

地址: 新界元朗屏山坑尾村 104 及 109 號

Ching Shu Hin, adjoining Kun Ting Study Hall, was constructed shortly after the completion of the Study Hall in 1870. It was intended to serve as a guest house for prominent visitors and scholars.

Ching Shu Hin is an L-shaped two-storey building. The name, in fact, refers to a chamber room on the ground floor and the building itself was originally unnamed. It is linked to the Study Hall via a very small overhead foot bridge on the first floor.

Since it was used as a guest house, Ching Shu Hin was richly embellished. The whole building was decorated with carved panels, murals, patterned grilles, carved brackets and plaster mouldings, fully demonstrating the grandeur of an elegant residence of a rich Chinese family. Restoration of Ching Shu Hin was completed in late 1993 with donation from the Hong Kong Jockey Club.

清暑軒毗鄰觀廷書室，被用作到訪賓客及鴻儒的下榻居所。清暑軒樓高兩層，呈曲尺形，雖是獨立建築，但有通道在第二層與觀廷書室相連。清暑軒原指底層一間廂房，建築物本無名字。由於用作客房，故裝飾華麗，木刻、壁畫、灰塑、漏窗及斗拱等裝飾充分顯示出傳統中國豪門華宅的氣派。清暑軒修繕工程於一九九三年底完竣，費用由香港賽馬會贊助。



Dragon Garden 龍園

Address: No.32-42 Castle Peak Road, Tsing Lung Tau, Tsuen Wan, New Territories

地址: 新界荃灣青龍頭青山公路 32 至 42 號

Built in late 1950s, Dragon Garden was privately owned by Mr Lee Iu-cheung, the late Chinese community leader and philanthropist. Covering some 26,500 square metres, Dragon Garden is a traditional Chinese landscaped garden designed with reference to structures and layout of imperial architecture in Beijing, an architectural style of the Chinese Renaissance. There is also combination of the Eastern and Western architectural features. It is believed that the Garden was designed by the renowned Chinese



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architect, Chu Pin. Similar architectural work of such a high standard of workmanship is rarely found in Hong Kong. Dragon Garden was also appeared in the scene of the James Bond thriller “The Man with the Golden Gun” in 1974.

龍園花園，或稱龍園別墅，簡稱龍園，是位於香港一座具有特色及歷史價值的私人大宅，建於 1950 年代。建築佔地 26,500 平方米，糅合中西文化的特色，融合各大宗教概念的庭園設計，並有依山而建的亭台樓閣，構成一個獨特的園景。由已故慈善家李耀祥所擁有，並遞請首名於美國賓夕凡尼亞大學留學的華人建築師朱彬設計，現時在香港類似的建築已所餘無幾。而 1974 年占士邦電影《鐵金剛大戰金槍客》都是在此取景。



Ex-Western Fire Station 前西區消防局

Address: No. 12 Belcher's Street, Kennedy Town, Hong Kong

地址: 香港堅尼地城卑路乍街 12 號

The building was opened in 1923 under the Sanitary Department (the former Urban Services Department). Only a small portion was used as a temporary fire sub-station with only 10 firemen and one motor pump. It then became USD's staff quarters and a primary school was run by the USD Staff General Association inside the premises in 1951-76. The building was taken over by the Social Welfare Department in 1986, which then converted it into an elderly home managed by the Po Leung Kuk. It is a handsomely proportioned four-storey brick structure with a symmetrical facade and windows with louvres above.

建築物於一九二三年落成啓用，由當時的潔淨局（即市政事務署前身）管理。當時消防局只佔用其中一小部分，作為臨時分局，有十名消防員和一個電動水泵。後來成為市政事務署員工宿舍，並於一九五一至七六年間供該署職工總會開辦小學。一九八六年，建築物由社會福利署接管，後交予保良局開辦安老院。建築物外觀典雅，樓高四層，以磚塊砌成，外牆工整對稱，窗戶則裝上百葉簾。



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Haw Par Mansion 虎豹別墅

Address: Tai Hang Road, Hong Kong

地址: 香港灣仔大坑道

Tiger Balm Garden is the world's first tiger garden. It originally covered 53.4 hectares and was built at a cost of HK\$16 million by Aw Boon-haw and his family in 1935. The 3-storey Haw Par Mansion was the Aw family's former residence. The Mansion was built along the hill in imperial architectural style. The landscaped garden was built in the Chinese Renaissance style with a unique mixture of the prevailing Chinese and Western ideas in artistic decoration. The two highlights of the Mansion: A 7-storey White Pagoda with 44 metres high was the only Chinese-style Tower in Hong Kong Island; the embossment "hell of 18 stories" describes stories which alert people not to harm others.

香港的虎豹別墅是世界上第一座虎豹別墅。1935年，胡文虎先生耗鉅資 1,600 萬港元建造的私人別墅，原本佔地約 53.4 公頃。胡文虎先生本人及其家屬亦居住在這裡。建築特色是依山而建紅牆綠瓦的宮殿式房屋以及帶有很強南洋色彩的中國園林建築。它以「虎塔」及「18 層地獄」最為聞名。7 層的白色六角「虎塔」高 44 米，曾是香港島上唯一的中國式塔樓。而「18 層地獄」是壁上的浮雕，道出了警惡勸善的故事。



Hung Shing Temple 洪聖廟

Address: Fuk Tsun Street, Tai Kok Tsui, Kowloon

地址: 九龍大角咀福全街

Hung Shing Temple, built in 1881, was a temple in Fok Tsuen Village. Yet the Village was redeveloped in 1928 by the government. The temple was then moved to the present site in Huk Tsun Street and reopened in 1930. Inside the Temple, there was a Bronze Bell of the year 1887 and a laid down stone in 1930. Apart from the God of the Sea "Hung Shing", there were also Wong Tai Sin, Koon Yim, God of the Earth, King of North etc., inside the Temple. Every 13th February in Lunar calendar, people would organize a series of activities to thank Hung Shing for bringing luck and safe to them for the year. It became the traditional date of Hung Shing Festival.



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大角咀洪聖廟建於 1881 年，原是福全鄉內的廟宇。1928 年，政府開發大角咀，原有村落被拆卸，廟宇也被遷往福全街現址，並於 1930 年重新開放。洪聖殿內存有光緒七年(一八八七年)銅，一九二零年遷建落成的牌匾及重修碑記。廟內主祀有南海廣利王之稱的海神洪聖，並配祀何仙姑、觀音、女媧、包公、北帝、地藏、準提及黃大仙，每年農曆二月十三日為洪聖誕，昔日曾有盛大賀誕活動。



Jamia Mosque 回教清真禮拜總堂

Address: No.30 Shelley Street, Sheung Wan, Hong Kong

地址: 香港上環些利街30號

The Jamia Mosque built in 1849 and commonly known as Lascar temple, is the first mosque in Hong Kong. The Mosque is of rectangular shape with an arched main entrance and arched windows of Arabic style on all sides. Extension of the Mosque took place in 1915, and the pillar was retained. Over the years, the Mosque had taken in poor disciples and offered them shelters in the vicinity.

禮拜堂始建於一八四九年，為香港首座清真禮拜堂，俗稱摩羅廟。一九一五年重建，並保留原有之尖塔。該堂外形呈長方形，正門為拱形，四周設有阿拉伯色彩的拱窗。歷年來，該堂收容不少貧苦回教信徒於其鄰近地方聚居



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King's College 英皇書院

Address: No. 63A Bonham Road, Sai Ying Pun, Hong Kong

地址: 香港西營盤般咸道 63 號 A

King's College is a secondary school in Sai Ying Pun, Hong Kong, and was founded on its present site in 1926. The foundation stone of the new building was laid in 1923 and was completed in 1926. In 1927, it was immediately commandeered for use as a military camp and hospital for the British Shanghai Defense Force. The building was returned to a school in 1928. After the attack on Pearl Harbor in December 1941, King's College was used as a first aid station. When Hong Kong was occupied by the Japanese, King's College was used as a military mule and horse stable for the Japanese Army. The orthodox British-style structure has reserved its facades of grey granite columns against a background of crimson bricks, arched corridors and cadaverous garden.

英皇書院於 1926 年落成，是位於香港般咸道的著名男子官立中學。英皇書院現校舍始建於 1923 年，並於 1926 年完工，然後在 1927 年被英國海上防衛隊臨時徵用作宿舍和醫院，至 1928 年學校始正式遷入。1941 年珍珠港事件後，香港被牽涉入太平洋戰爭中，校舍曾被緊急徵召作急救站。於第二次世界大戰日軍統治時期期間被日軍佔用為馬房。現時校舍的建築屬於傳統英式學校建築，設有底層庭院、拱門迴廊及於門口的麻石圓柱。而以紅磚建造的圍牆也配合以紅磚建成的校舍建築。



Kom Tong Hall 甘棠第

Address: No.7 Castle Road, Mid-Levels, Hong Kong

地址: 香港半山衛城道 7 號

Built in 1914, the Kom Tong Hall was originally the residence of Ho Kom-tong, the younger brother of the Hong Kong's magnate Robert Hotung. Being a typical Edwardian Classical building, this four-storey building has the facade surrounded by the Greek-style granite columns. Inside the premises are preserved the stained-glass windows, balcony wall tiles and staircase railings in good condition. The Kom Tong Hall is among the best-preserved buildings dating back to the early 20th century Hong Kong.

Apart from its majestic appearance, Kom Tong Hall



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was among the earliest residential buildings constructed with reinforced concrete structure and fitted with concealed electrical wiring in Hong Kong. It sets an important milestone in the development of building construction. It has been used as the Dr Sun Yat-sen Museum since 2006.

甘棠第於 1914 年建成，原為香港殷商何東胞弟何甘棠的住宅，樓高四層。整座大樓的建築屬英皇愛德華時期的古典風格，弧形陽台有希臘式巨柱承托。內部裝修瑰麗堂皇，色彩斑斕的玻璃窗、陽台牆身的瓷磚，以及柚木樓梯的欄杆至今依然保存良好，是香港現存有數的二十世紀初建築物。甘棠第不單在外觀上美輪美奐，亦是香港其中一座最早以鋼筋構建，並有供電線路鋪設的私人住宅，堪稱香港建築史上的里程碑。2006 年變為孫中山紀念館。



Lui Seng Chun 雷生春

Address: Chi Kok Road, Mong Kok, Kowloon

地址: 九龍旺角荔枝角道 119 號

Lui Seng Chun is a 4-storey historical building which was built in 1929 by the architect Mr. W. H. Bourne who was invited by the Lui's Family. The building was finished at 1931. The owner of Lui Seng Chun — Lui Leung was one of the founders of the Kowloon Motor Bus Company Limited. The ground floor of the building was occupied by a Chinese bone-setting medicine shop named "Lui Seng Chun", while the upper floors became living quarters for the members of the Lui's family. Mr. Lui Leung died in 1944 and the shop was closed down a few years later. The building was subsequently used for commercial and residential purposes, let out as tailor shops etc. In 2000, the Lui's family proposed to the Antiquities and Monuments Office to donate the building to the Government of Hong Kong.

雷生春屬於典型的唐樓，但同時具有古典意大利建築特色，由九龍巴士創辦人之一雷亮擁有。1929 年，雷亮家族邀請建築師布爾(W. H. Bourne)興建雷生春。雷生春於 1931 年建成，地舖為雷亮的台山同鄉兄弟雷瑞德中醫師開設的雷生春醫館及藥店，上面三層為雷亮家庭成員的住所。雷亮於 1944 年逝世，雷生春跌打藥店在數年後結業，其後曾用作商住及出租作洋服店等用途。2000 年，雷亮的後人向康樂及文化事務署的古物古蹟辦事處提出將雷生春捐贈給香港政府。



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Man Mo Temple 文武廟

Address: Nos. 124-130 Hollywood Road, Sheung Wan, Hong Kong

地址: 香港上環荷李活道 124 至 130 號

Man Mo Temple was built by rich landlords in 1874, for when disputes could not be settled by British law, local people (plaintiffs and defendants) would come to the Man Mo Temple and solve their problems in the Chinese way. It enshrines two gods: the god of literature, Man Cheong, and the god of war, Mo Tai. Man Mo Temple was repaired twice in 1850 and 1862. It has been managed by Tung Wah Group of Hospitals since 1908.

文武廟建於 1847 年，是由當時幾個富裕的華人地主豪強籌建，是香港開埠早期於港英政府批准下可以用中國方法進行「斬雞頭，燒黃紙」的宣誓及裁決華人之間的糾紛。廟內供奉文昌及武帝。文武廟先後在道光三十年 (1850 年) 及光緒十年 (1862 年) 重修。自 1908 年，由東華三院管理。



No.28 Kennedy Road 堅尼地道 28 號

Address: No.28 Kennedy Road, Central, Hong Kong

地址: 香港中環堅尼地道 28 號

No.28 Kennedy Road is a Victoria-style 2-storey building built in 1905, with usable floor area of 500 m². Decorations such as the wooden floor, grate, balcony and the door bell still have stood since the very beginning. It was the living quarter for the banker of a bank named “Banque de l’Indochine” in the 20s. It had also been used as a former site for Consulate General of the Russian Federation in Hong Kong, Queen’s College and British School. It has now become the Office of Former Chief Executives of the Hong Kong Special Administrative Region since 2007.



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建於 1905 年，位於香港堅尼地道二十八號的建築物為富維多利亞建築色彩的兩層獨立屋，樓面可用面積為五百平方米。內部裝潢如木地板，真火爐、小露台及門鈴等均為百年前的「原裝材料」；它在二十年代是法國匯理銀行銀行家的宿舍，之後做過俄羅斯駐港領事館，曾用作皇仁書院、英童學校校舍。自 2007 年起，此建築物會被用作前任行政長官辦公室。



Old Dairy Farm Depot 舊牛奶公司倉庫

Address: No. 2 Lower Albert Road, Central, Hong Kong

地址: 香港中環下亞里畢道 2 號

The Old Dairy Farm Depot is one of the few commercial buildings still existing since the early British colonial period. The 3-storey factory was built in 1892 by Dairy Farm. It was originally used as ice storage, when ice was shipped from north China. Dairy Farm moved its headquarter in to the building in 1896. In 1913, it turned into residual apartment for the manager of Dairy Farm. It was robbed during the Japanese Occupation. In 1982, Dairy Farm moved out and the Foreign Correspondents' Club, Hong Kong entered the north wing. The Hong Kong Fringe Club entered the south wing in the next year.

舊牛奶公司倉庫是英國殖民地早期發展過程中，碩果僅存的一座商業築物。舊牛奶公司倉庫建於 1892 年，樓高 3 層，由牛奶公司興建，最初只用作冰庫，當時香港人用作冷藏的冰塊是從中國北部採用船運，在皇后大道中海邊碼頭卸貨，再用人力拖運到這個冰庫儲藏。1896 年，牛奶公司將總部搬到此處。1913 年，原倉庫被翻新為牛奶公司總經理的住所。香港日治時期，日軍曾將倉庫掠奪一空。1982 年，牛奶公司遷出該倉庫同年香港外國記者會進駐北座，藝穗會則在 1983 年 12 月遷入南座。



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Old Tsan Yuk Maternity Hospital 舊贊育醫院

Address: No.36A Western Street, Sai Ying Pun, Hong Kong

地址: 香港西營盤西邊街 36 號 A

Tsan Yuk Maternity Hospital is established in 1922 for providing maternity services. It was consisted of a main building and living quarters for staff and workers. The external walls are built of crimson bricks. After World War II, it was renamed “Tsan Yuk Community Centre” and Tsan Yuk Maternity Hospital moved out in 1955. The building has later been renamed “Western District Community Centre” since 1973.

贊育醫院自於 1922 年創辦，主要爲了提供產科服務，是一間著名的產科醫院。醫院由三部分建築物組成，分別是醫院大樓、職員宿舍及員工宿舍。建築物外牆以紅磚砌成。第二次世界大戰之後，此建築物改名爲「贊育社會服務中心」，後至 1955 年，贊育醫院遷至醫院道。而「西區社區中心」之名稱是由 1973 年開始命名至今。



Rosary Church 玫瑰堂

Address: No.125 Chatham Road South, Tsim Sha Tsui, Kowloon

地址: 九龍尖沙咀漆咸道南 125 號

Rosary Church is oldest Catholic Church in Kowloon. The church is in classic Gothic style; the original floor plan was based on a Roman Basilican model. In 1901, because of the Boxer Rebellion in China, some Indian battalions in the British army were stationed in Kowloon; Rosary Church became a place convenient for the Catholics in the brigade to celebrate Masses. A donation was made in 1903 by Dr. Anthony Gomes, a Portuguese Catholic, so that the church could be re-built. The construction of the church was completed in 1905, for the population of Catholic was increasing even after the British troops had left.

九龍玫瑰堂，又稱尖沙咀玫瑰堂，是香港一座天主教教堂。教堂爲傳統哥德式建築，其建築是以古羅馬式設計爲藍圖。1901 年北京發生義和團事件，英軍從印度抽調一批印度籍士兵駐紮在九龍。玫瑰堂便是爲了方便當中的天主教徒進行主日彌撒。1903 年，玫瑰堂得到葡萄牙籍教友甘曼斯博士捐款協助重建。教堂於 1905 年落成，以應付日益增加的天主教徒。



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St. Margaret's Church 聖瑪加利大堂

Address: No. 2A Broadwood Road, Causeway Bay, Hong Kong

地址: 香港銅鑼灣樂活道 2 號 A

St. Margaret's Church, a catholic church, is the first church to name St. Margaret Mary Alacoque in the Eastern. St. Margaret's Church was built in the architectural style of "classical revival". There are a long staircase leading followers to the church and sculptures of St. Peter and St. Paul besides the main entrance. The dome supported by rows of columns is a structure revealing 18th century of France with the mixing of classic and gothic architecture. Considerable quantities of stained glasses and the 14 wooden sculptures describing the processes from crucifixion to resurrection of Jesus Christ are also highlights of the church.

聖瑪加利大堂是香港一所天主教教堂，是東方第一所以聖女瑪加利大為名的教堂。聖瑪加利大堂屬「古典復興主義」建築，門前有長樓梯讓前往教堂的教徒仰望著教堂而行，大門兩旁放著聖伯多祿及聖保祿石雕像，其內部採用法國十八世紀結合古典與歌德形式的柱列承托圓拱型天花的結構，設有大量彩色玻璃窗，兩壁放有共 14 幅繪有耶穌受難至復活過程的木刻雕塑。



Stone House 石寓

Address: Diamond Hill, Kowloon

地址: 九龍鑽石山

Tai Hom Village was once a residential district for mid-levels in 1950, owned by numerous capitalist from Beijing and Shanghai. Stone House was a formerly home of a famous movie star, Kwi Wan. It is a typical early-phase granite structure made of granite from a stone stope in Diamond Hill, and is the only house left in the reconstruction of the Village.

大磡村內的大觀園曾為高尚住宅區，大部分居民是於 1950 年代從北京和上海抵港的富有人家，全村只有廿二戶，每戶設有花園，環境幽雅。大觀園四號石屋為已故影星喬宏故居，亦是典型的早期花崗岩建築，石塊來自附近鑽石山石礦場，是清拆大磡村後獲保留唯一的房屋。



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Tsang Tai Uk 曾大屋
Address: Sha Tin, New Territories
地址: 新界沙田
<p>Tsang Tai Uk, also known as Shan Ha Wai, is a well-known Hakka walled village in Hong Kong, and is one of the best preserved walled villages. It is located close to the south of the Pok Hong Estate and the Lion Rock Tunnel Road. It is a preserved Hakka fortified village in Sha Tin. The founder of Tsang Tai Uk is Mr. Tsang Koon-maan. Built in 1848, it is said to have taken 20 years to build the village. Originally designed as the home for a rich quarry-master's clan, the walled village gained its current respectful title "Tai Uk" when it gave refuge to displaced families after the Second World War.</p> <p>曾大屋（舊稱「山下圍」或「山廈圍」）位於香港新界沙田區博康邨南端旁邊，鄰近獅子山隧道，是區內保存得最好的圍村之一，亦是僅存的最大客家式大宅。曾大屋是曾氏家族的住宅，由曾貫萬於1848年建造，歷時二十年，至1867年才建成。圍村在第二次世界大戰時曾收容逃難人士，所以被尊稱為「曾大屋」。</p>



Wan Chai Market 灣仔街市
Address: No. 264 Queen's Road East, Wan Chai, Hong Kong
地址: 香港灣仔皇后大道東 264 號
<p>The Wan Chai Market is a Bauhaus-style building constructed in 1937. The symmetrical layout, streamlining or curvilinear profiles of elements such as parapets, railings, fins and overhangs are identified in Wan Chai Market as Streamlined Moderne architecture, which was prevailing internationally at that period. It was pioneer of the development of the modern indoor market proposed by the government at that time. The Japanese troop had once occupied the basement for the storage of corpses during Japanese Occupation.</p>



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灣仔街市是一幢戰前典型德國包浩斯風格的建築物，建於 1937 年。主要的造型元素是橫向長窗和雨蓬所組成的橫線條。它強調角的流線形，加上屋頂上的欄杆設計，使它更像船形。大樓採取開放式設計，周邊攤位及中央獨立攤位只有矮小間隔，而鋼構架減少樑柱的使用，為大樓提供了更大的內部空間。當時成為政府室內街市的先驅。第二次世界大戰日軍統治時期曾被日軍佔用為停屍間。



Yau Ma Tei Police Station 油麻地警署

Address: No.627 Canton Road, Yau Ma Tei, Kowloon

地址: 九龍油麻地廣東道 627 號

Yau Ma Tei Police Station was built in 1893. Its current building at the junction of Public Square Street and Canton Road was erected in 1925 after relocation from the junction of Public Square Street and Shanghai Street. Shanghai Street at that time was also being called as “Police Station Street”. Its proximity to the Yau Ma Tei Typhoon Shelter and the cargo working areas rendered the Station once to be a place for hanging typhoon signals. The 3-storey Station is also a typical Colonial building with traditional porticos.



油麻地警署於 1893 年設立，原位於上海街及眾坊街交界，當時的上海街亦因此稱為「差館街」。1922 年，警署遷往廣東道及眾坊街交界。昔日因為鄰近油麻地避風塘和貨物起卸碼頭，所以曾為風球懸掛的地方。油麻地警署是英國殖民地典型的建築，樓高三層，有傳統的圓柱門廊。



End of Annex 2

Appendix 7 – Results of the questionnaire collected from youth

Categories	Semantic score (sj)	Priority score (rj)	Weighting (wi)
Historical Interest	0.503	0.990	0.306
Social Value and Local Interest	0.562	0.799	0.246
Architectural Merit	0.662	0.517	0.159
Rarity	0.701	0.450	0.136
Authenticity	0.787	0.299	0.091
Group Value	0.835	0.201	0.062
Total		3.256	1.000

Criteria	Semantic score (sj)	Priority score (rj)	Weighting (rij)	Contribution (%)
Associated with historical event	0.523	0.915	0.342	12.37%
Associated with historical figure	0.668	0.499	0.186	6.75%
Importance in historical development	0.503	0.987	0.369	13.35%
Age	0.785	0.275	0.103	3.71%
Total		2.676	1.000	
Style	0.647	0.547	0.228	3.76%
Function	0.898	0.117	0.049	0.80%
Construction	0.573	0.755	0.315	5.19%
Aesthetic value	0.507	0.976	0.407	6.70%
Total		2.395	1.000	
Building cluster showing harmonious architectural design and style	0.576	0.750	0.456	1.67%
Building cluster showing common cultural value	0.508	0.893	0.544	1.99%
Total		1.642	1.000	
Importance as a symbolic landmark	0.517	0.939	0.496	7.24%
Perpetuate collective memory of community	0.439	0.956	0.504	7.36%
Total		1.895	1.000	
Alterations to building affecting historical significance and architectural integrity	0.620	0.701	0.558	3.05%
Modification to cultural landscape	0.690	0.555	0.442	2.42%
Total		1.255	1.000	
Rare due to historical interest	0.520	0.922	0.289	6.84%
Rare due to architectural merit	0.662	0.536	0.168	3.98%

Appendix 7 – Results of the questionnaire collected from youth

Rare due to group value	0.728	0.448	0.141	3.32%
Rare due to social value and local interest	0.560	0.814	0.256	6.04%
Rare due to authenticity	0.696	0.465	0.146	3.45%
Total			1.000	100.00%

Appendix 8 – Results of the questionnaire collected from AAB members

Categories	Semantic score (sj)	Priority score (rj)	Weighting (wi)
Historical Interest	0.504	0.986	21.22%
Architectural Merit	0.507	0.973	20.90%
Group Value	0.589	0.714	14.17%
Social Value and Local Interest	0.589	0.708	15.15%
Authenticity	0.611	0.667	14.05%
Rarity	0.600	0.683	14.51%
Total		4.731	1.000

Criteria	Semantic score (sj)	Priority score (rj)	Weighting (rij)	Contribution (%)
Associated with historical event	0.511	0.962	0.297	7.59%
Associated with historical figure	0.686	0.485	0.150	3.83%
Importance in historical development	0.507	0.975	0.301	7.70%
Age	0.554	0.818	0.253	6.46%
		3.241		
Style	0.504	0.986	0.269	6.78%
Function	0.543	0.852	0.232	5.85%
Construction	0.521	0.924	0.252	6.34%
Aesthetic value	0.525	0.910	0.248	6.25%
		3.672		
Building cluster showing harmonious architectural design and style	0.543	0.857	0.481	4.45%
Building cluster showing common cultural value	0.521	0.926	0.519	4.81%
		1.784		
Importance as a symbolic landmark	0.550	0.838	0.524	4.80%
Perpetuate collective memory of community	0.571	0.763	0.476	4.37%
		1.601		
Alterations to building affecting historical significance and architectural integrity	0.504	0.986	0.510	4.41%
Modification to cultural landscape	0.514	0.948	0.490	4.24%
		1.935		
Rare due to historical interest	0.507	0.973	0.239	5.29%
Rare due to architectural merit	0.514	0.946	0.232	5.15%
Rare due to group	0.629	0.608	0.149	3.31%

Appendix 8 – Results of the questionnaire collected from AAB members

value

Rare due to social value and local interest	0.561	0.794	0.195	4.32%
Rare due to authenticity	0.575	0.748	0.184	4.07%
		4.068		1